

**767 Mount Shadforth Road, Shadforth, WA 6333**



**Sold Acreage**

Tuesday, 12 March 2024

767 Mount Shadforth Road, Shadforth, WA 6333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 3 m2**

**Type: Acreage**



Lee Brampton  
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## Contact agent

767 Mount Shadforth Road is sure to impress and surprise with this exceptionally designed solar passive home built to an impressively high standard of detail, located amongst 8.25 acres of what can only be described as quintessentially Denmark. Pockets of Sheoak forests, ancient Karri trees and granite outcrops provide the ambiance for this extraordinary private setting only 10 minutes from Denmark's town centre. Located along one of Denmark's most picturesque drives and winding past some of the Great Southern's most prized wineries/restaurants, grazing cattle and distant views over rolling green hills to the Southern Ocean. An exceptional property deserves an exceptionally designed and built home of elegant lines for modern living that blends in understated in this discreet location. Spacious and level garden areas wrap around the home and combine beautifully with native bush and granite walk trails throughout the property. Enter directly inside via the double attached garage or the more formal covered entrance and instantly start to enjoy the family friendly layout with the large open plan kitchen, dining and living space enticing family get togethers around the large wood fireplace during the cooler months, or opting for the alfresco or courtyard areas for further entertaining options during the warmer months. Once inside this passively solar designed home, the benefits become obvious. North facing light ensures a bright and sun filled home throughout the changing seasons and double glazing and internal brick walls where required ensure minimal temperature fluctuations year-round. The kitchen will please the most ambitious cooks with stone benchtops incorporating seating for less formal entertaining, induction cooktop, dishwasher, an abundance of cupboards and drawers as well as a walk in pantry and views to the outside gardens and bird life. Enjoy the separation of all 4 bedrooms with the main bedroom, ensuite and walk through robe occupying one end as well as a separate theatre room or large study, while 3 other bedrooms, all with built in robes, family bathroom and separate powder room/WC occupy the other wing. Outside provides equally impressive features throughout the property including a large, separate shed/workshop with 3 bay open area to the front, woodshed, chicken yard/run, hot & cold outdoor shower, walk trails to explore, level lawn areas and established garden areas providing a feast for native birds and marsupials to enjoy. Features include:

- Forest retreat located only 10 mins from town
- 4 bedrooms, 2 bathrooms
- Theatre room, alfresco area
- Front & rear paved patio areas, outside shower
- Massive separate shed/workshop, water tank
- Only minutes to wineries & restaurants

767 Mount Shadforth Road provides a uniquely comfortable and modern home set amongst acres of your own ancient wonderland yet conveniently close to all of things Denmark is renowned for. To arrange a viewing or for further details call Lee Brampton on 0400 337 315.