

# 768 Chitna Road, Neergabby, WA 6503



## Sold House

Monday, 14 August 2023

768 Chitna Road, Neergabby, WA 6503

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 16 m2**

**Type: House**



Craig Hyne

0895752566

## Contact agent

"Brooklea" is a stunning rural property on the banks of the Gingin Brook, only an hour from Perth CBD. Purchased as a 40-acre bush block in 1998, it became a labour of love for the owners, who improved it over many years into the beautiful country home that it is today. A rare and valuable highlight is the 800+ metres of brook frontage. The homestead is positioned overlooking the brook amongst about 1 ½ acres of reticulated lawns, interspersed with shady blackbutt trees. A massive windmill, originally from a Nullarbor sheep station, takes pride of place near the homestead. There are two bores and a 5,500kL water licence included. Most of the land is untouched banksia and blackbutt woodland, home to kangaroos and birdlife and providing seclusion from the outside world. Your guests or extended family will love the brick and iron granny flat with full-size kitchen, bathroom and spacious living area with wood fire. It is attached to a shed with a coolroom, air-conditioned office and store, plus 5kva solar power system. The owners lived here until the main home was completed in 2009. The main home is beautifully presented and designed for country living. It features wrap-around 2.4m verandahs, ducted reverse-cycle air conditioning and ceiling fans throughout. The modern country kitchen includes a big walk-in pantry, island bench, dishwasher and soft-close drawers. The main living and dining area is spacious and bright, with a cosy wood fire. Double sliding doors open out to the alfresco area, overlooking the brook. A second living room provides separate spaces for parents and kids. All three bedrooms are queen-sized with wardrobes and ceiling fans. The home office has a convenient separate entrance from the carport. Originally designed as a quail farm, the main shed is over 270m<sup>2</sup> in area, including a workshop area, main area with evaporative air conditioning, an open-sided extension and a full-length verandah. This shed would be ideal for a tradie or car collector. Acreage properties of this calibre, at this price, within an hour of Perth are rare indeed. Be quick to secure your enviable rural lifestyle.