

8 Ballymore Place, Gidgegannup, WA 6083

House For Sale

Thursday, 21 December 2023

8 Ballymore Place, Gidgegannup, WA 6083

Bedrooms: 7

Bathrooms: 3

Parkings: 10

Area: 2 m2

Type: House



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From \$1,349,000

Situated in a sought after location west of the Gidgegannup township, this beautiful property has so much on offer! Boasting a bespoke residence with delightful architectural charm, an ingeniously converted "shouse" with 4 bedrooms, a prime location and a lush and easy care 5 acre land holding, it caters for a host of options. With the added bonus of a large workshop area, parkland cleared land for stock, the cutest coffee rock "rondavel" and a productive bore, this perfect package is complete. Bespoke 3 bed and 2 bath residence Large 4 bedroom 1 bathroom shouse Open plan kitchen/family and dining Spacious upstairs second living area Beautifully rustic solid timber kitchen Lovely master with claw foot bathtub Massive 3 phase powered workshop Good bore & 120,000L rainwater tank Hot-wired paddock with stock shelter 5 acres in sought after Gidge location From the moment you arrive at this property you get a feeling that you are in for something special. Situated on a corner block, the property boasts large groves of mature trees and two paddocks which would be perfect for horses or stock. The residence is set amongst easy care gardens with lush lawns and stacks of fruit trees. Solid timber cathedral-style doors grace the entry to the home and give a hint of what lies within. Constructed with massive hand made limestone blocks, the residence boasts the extensive use of stunning recycled timber throughout and is complemented by natural and earthy finishes such as travertine marble to create a home as unique as it is comfortable. The home enters to a light-filled entrance foyer with a timber staircase which provides access to the open living area on the second floor. This upstairs space enjoys a pretty outlook over the property and would make an ideal home office or even a fourth bedroom. It has large timber windows and a split system air conditioner for year round comfort. To the left of the entrance is a large laundry with timber cupboards and direct access to the family bathroom. Wander through to the open plan kitchen family and dining area. Log beams make a grand statement in this room and are complemented by soaring raked timber-lined ceilings and the most beautifully rustic timber kitchen. The kitchen features headlight doors, solid timber bench tops and a 900mm range cooker. It overlooks the dining area which has direct access out to the long sun room which spans the side of the home. The family living space is complete with a slow combustion wood fire which keeps the entire home comfortable in the cooler months, and a split system air conditioner. The minor bedrooms are both of a generous size and have built in robes. They share the use of a family bathroom with bathtub and separate toilet. The master bedroom is well separated from the minor bedrooms for parents privacy and is accessed via the sun room. It features a wall of mirrored robes, new reverse cycle a/c and a gorgeous ensuite bathroom with free standing claw foot bath tub and travertine tiling. Open the banks of bifold doors in the sun room and lie in bed enjoying the pretty views out over the garden and beyond...now this is semi-rural living at its very best! Set well away from the residence is the newly converted shouse with adjoining workshop which has 3 phase power. The shouse has 4 good sized bedrooms with robe recesses, and are all complete with reverse cycle s/s a/c and ceiling fan,s as is the spacious main living area. A modern bathroom and kitchen with lovely neutral decor are also sure to entice. There is also scope to extend further into the adjoining workshop area if desired or it can be retained as is. Next to the workshop is a shelter which would be perfect for horses or stock and a good chook pen . A cute coffee rock "hut" with concrete floor and timber features is situated behind the shed and with a little bit of elbow grease could be converted into a small studio or even a self-contained bedsit (STCA). A large cleared paddock with electric fencing and a smaller paddock complete this very pretty picture. Tired of looking at project homes with no soul or character? Then look no further, as this beautiful property has charm, character and a delightfully earthy and warm sense of sustainability. For more information or to arrange to view please contact KERRIE-LEE MARRAPODI - 0415 472 838. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.