

8 Rangeview Rise, Bindoon, WA 6502

Valley to Vines

House For Sale

Thursday, 26 October 2023

8 Rangeview Rise, Bindoon, WA 6502

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Tayla Holmes

Offers from \$699,000

As the heading says... This property is not just a home, but a lifestyle - And an amazing one at that! Situated privately on an expansive 4.6 Acres this spacious and light-filled renovated home is sure to catch the eye and capture the heart. The interior of the home has been modernly renovated with light and bright tones all while keeping a charming country feel throughout. The open-concept and split-level living area offers plenty of room to relax or entertain indoors, while also offering immediate access to the outdoor sitting areas. The kitchen, spacious in size offers ample cupboard space, near new oven and cooktop and a dishwasher. The master bedroom offers plenty of space with large ensuite and WIR. The remaining bedrooms are all great sizes with built in wardrobes and have use of the second spacious bathroom. Taking a step outside and take in the view across the valley. Whether you're sipping your morning coffee watching the sunset sky fill with colours, this property offers a front-row seat to the beauty of nature. If the views are not for you and you prefer a bit more privacy, grab a beer and get toasted at your very own secluded firepit. The handyman of the home will be pleased to know that there is a powered workshop with concrete flooring, while the animal enthusiasts will be excited to know that there is a large clear paddock at the front, suitable for your hooved friends to join! Features include:

- Approx 4.6 Acres of pastured land with a pocket of tranquil gums/bushland at the front
- Double brick/limestone & tin solid built 4 x 2 home
- Spacious open plan kitchen/living/dining with exposed timber beams
- Great size master bedroom with WIR & ensuite
- Remaining bedrooms are spacious with use of the second bathroom
- Hybrid flooring, repainted and new lighting throughout
- Evaporative air-conditioning throughout with split system reverse cycle to the living area
- Cosy wood fireplace to keep you warm in the winter
- Orchard filled with fruit trees such as: Peach, Nectarine, Apple, Fejoia, Plum, Mango and Mulberry
- Large cleared paddock perfect for those hooved friends and a outdoor firepit
- Kids fenced play area
- Large powered and concreted workshop with additional wood shed and garden shed
- 6.6 KW Solar System
- CCTV system with 5 cameras and an app
- Scheme water
- Easy access to the many bridle trails throughout

Bindoon Bindoon townsite offers many amenities right at your doorstep! Hop on the Tonkin Highway extension and drive approximately 50 minutes to Midland or Joondalup Centre and under an hour to Perth Airport. Bindoon is becoming a popular destination for buyers wanting to escape the hustle and bustle of wall to wall city living while still being able to have a short commute to work. If you think this property is the one for you and your family, don't hesitate! Contact Tayla today on 0406 422 151. 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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision, and not rely solely on the information provided herein by the Selling Agent.