

87 Yamba Drive, Keysbrook, WA 6126



Acreage For Sale

Thursday, 9 November 2023

87 Yamba Drive, Keysbrook, WA 6126

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Acreage



Kim Koch

0407777923

\$899,000

THIS FIVE ACRE PROPERTY BACKING ONTO STATE FORREST IS PERFECT! Normally you would expect to travel for hours to reach a destination as picturesque and magical as this, but this beautiful property is located just half an hour to the major shopping centres of Byford and Pinjarra and is just over an hour to the City. Gently sloping down towards the road, the property is well drained in winter and has five useable acres for grazing with a sprinkling of beautiful mature trees throughout the property for shade and shelter for livestock. There is also an excellent water supply with a bore providing 'crystal clear' spring water into storage tanks for domestic use. Another wonderful feature of the property is the magnificent State Forest which borders its rear boundary, with its vast array of flora and fauna including the resident kangaroos and abundant birdlife. Privately screened from the road is the beautifully renovated and spacious family home which is surrounded by shady verandahs and has a large outdoor entertaining area. Immaculately presented throughout and filled with natural light, it has a versatile floor plan and is both comfortable and homely with solid Jarrah floorboards, large open plan living areas with a centrally located, cosy slow combustion wood heater, along with a huge fully renovated 'dream' kitchen. In a slightly elevated position, it overlooks the gorgeous surrounding bushland and the beautiful views over the picturesque valleys to the East. More details include:-

Home:-

- Lovely shady verandahs to three sides of the home as well as the patio to the north side, providing shade to the entire home and keeping it cool in summer.
- Large open plan Formal Lounge/Dining area.
- Huge open plan Family room/Dining area with direct access out into the entertaining areas, plus it has both a commercial reverse cycle air conditioner and large slow combustion wood heater.
- Beautiful, fully renovated kitchen with ample bench space, cupboards/drawers, double sink, and quality appliances including a General Electric 900mm wide gas cooker with 6 burner cooktop, dishwasher and rangehood.
- Adjoining the kitchen is the laundry which is also used to house the fridge and utilised as extra storage for the kitchen.
- Spacious Master Bedroom suite with ceiling fan and an extra-large walk-in robe.
- Adjoining 'Federation' style ensuite bathroom with large shower, vanity unit and toilet.
- Open office/study adjoining the master suite.
- Huge second bedroom with freestanding storage, large enough to be used as a second living area or separate studio.
- Third bedroom – good sized single with ceiling fan and wardrobe.
- Fourth bedroom – small single with no robe and wood look vinyl flooring.
- Main bathroom with vanity, good sized bath and shower.
- Double carport currently utilized as additional under cover area but could be converted back if required.
- Solar Hart Hot Water System with electric booster.
- Low maintenance, retained garden beds surround the home.

Exterior Features:-

- Large under cover patio area for entertaining family and friends with manually operated shade blinds.
- Gazebo with reinforced flooring suitable for a spa.
- Sparkling above ground pool (chlorine) – colour bond fencing has been purchased to enclose the pool and will be included in the sale (unfinished project).
- Large powered workshop with concrete floor (12m x 6m approx.).
- Two water tanks (90,000 litres and 3,000 litres approx.) supplying crystal clear water to the home filled from the bore.
- 4 fenced paddocks with shade trees for livestock, the largest with small paddock shelter. Large open stable (old but still useable).
- Wood shed.
- Assortment of established fruit trees including Figs, Mulberry, Citrus and Nectarine trees. A monitoring station is installed on the property – Alcoa reimburses property owner for electricity each year (currently around \$2,000 pa).

This delightful property has so many possibilities ... either as a fantastic weekender without too much travelling time, as a Farm Stay or Bed and Breakfast (subject to Shire approval), or just the ultimate lifestyle with a quiet and peaceful existence. Call Kim Koch on 0407 777 923 for your private appointment to view.

INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document.