

# 88 Armstrong Hills Drive, Lake Clifton, WA 6215

Mandurah

## Sold House

Wednesday, 13 March 2024

88 Armstrong Hills Drive, Lake Clifton, WA 6215

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 15**

**Area: 3 m2**

**Type: House**



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## Contact agent

Irene Martindale from Harcourts Mandurah is proud to present 88 Armstrong Hills Drive, Lake Clifton to the market. Nestled amidst 7.58 acres of picturesque countryside, this breath-taking property stands as a testament to refined living and boundless beauty. With not just one, but TWO HOMES homes, this estate offers a lifestyle of endless possibilities. HOME 1 - 3 x 2 + study = 3 WC's - undercover parking for 4 vehicles At the heart of this delightful property lies the main residence, a two-storey home that exudes warmth and character. As you step inside, you're greeted by the timeless allure of slate floors, leading you through a spacious lounge, dining area, and kitchen adorned with modern comforts and conveniences. The kitchen, a chef's dream, features a walk-in pantry for effortless organization and access to culinary delights - a hub of activity and homely comforts. A versatile study/office space provides the perfect retreat for quiet contemplation or productive endeavours, while a stairwell adorned with ample storage options ensures clutter is kept at bay. Upstairs, a spacious master bedroom awaits, complete with a large ensuite bathroom and office area, perfect for unwinding after a long day. Step outside onto the beautiful wrap-around decked balcony and soak in the tranquillity of the countryside and inviting moments of relaxation and appreciation of the natural surroundings. Outside, the allure of nature beckons, with verandas wrapping around the main residence and providing the perfect setting for outdoor enjoyment. Four-car undercover parking ensures ample space for vehicles, while beautifully kept reticulated lawns add to the charm and appeal of the property. For equestrian enthusiasts, the property boasts two horse stables, a chicken coop, and four fully fenced paddocks, offering ample space for horses to roam and thrive. Sparkling, clear bore water provides a sustainable water source, ensuring the beauty of the landscape remains preserved. This property offers country living at its finest with amenities including a HUGE 15m x 10m Colorbond workshop, a cornerstone of practicality and versatility on the property, this is not merely a space for storage or hobbies-it's a haven for all your storage needs. Equipped with 24 solar panels, it stands as a beacon of sustainability, providing ample space to store essential equipment for maintaining the property's pristine grounds and tending to its beloved animals. But its usefulness does not end there. With its spacious interior, this workshop provides room for tools, machinery, or recreational gear like boats or caravans. Its sturdy construction ensures peace of mind, knowing that your valuables are protected from the elements year-round. Additionally, the inclusion of a 20 ft sea container and smaller sheds further expands the storage options. And let's not forget the charm of the sunken bricked fire pit, nestled nearby with its feature tree stump seats. Beyond its role as a gathering place for warmth and camaraderie, it serves as a reminder of the property's inviting atmosphere-a place where memories are made and stories are shared, surrounded by the comforting embrace of the countryside. HOME 2 - 2 x 1.5 = 2 WC's + 1 overcover park for vehicle A separate second home adds to the property's charm, offering two bedrooms, 1.5 bathrooms. The spacious master suite with ensuite, and an open-plan living/dining/kitchen area. Split system reverse cycle air conditioning and a wood fire ensure comfort and warmth year-round, while wrap-around verandas and a large outdoor patio provide ample space for outdoor entertaining and relaxation. With its two exceptional homes, this property offers versatile living options, making it ideal for extended families seeking a serene retreat or homeowners looking to generate additional income through rental opportunities. Whether used as a private sanctuary or a source of revenue, this property is a rare gem that promises a lifestyle of luxury, comfort, and endless possibilities. With its rustic charm and natural beauty, this property is the epitome of country living. Whether used as a peaceful retreat or a source of income, it offers endless opportunities to connect with nature and create cherished memories with loved ones. In conclusion, this charming countryside retreat invites you to escape the hustle and bustle of city life and embrace the simple joys of country living. With its tranquil surroundings, cosy homes, and abundant amenities, it's more than just a property-it's a lifestyle to be cherished and enjoyed for years to come. Contact Irene Martindale 0417 355 257 This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.