

9/115 Rigg Road, Myalup, WA 6220

ACTON

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PROPERTY

Sold House

Wednesday, 13 September 2023

9/115 Rigg Road, Myalup, WA 6220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1010 m2

Type: House



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Contact agent

All offers to be submitted by Friday 16th February 2024 5:00pm WST. The Seller reserves the right to sell to any qualified Buyer prior to the end date. Price guide: Early \$600,000's

Lakeside living takes on a whole new meaning at this remarkable Myalup property, where the tranquil waters of Freshwater Lakes meet a beautifully renovated modern home. This is not just a house; it's an invitation to immerse yourself in an unbeatable lakeside lifestyle, where every day feels like a getaway. Spanning a generous 1,010m², equivalent to a quarter of an acre with gated side access, this property offers spacious open spaces and an immediate connection to the waterfront. Imagine the joy of waking up to the soothing sounds of nature, with the shimmering private lake just steps from your door.

The Residence: Built by award-winning builder Gemmill Homes, there's no mistaking the focal point at every possible vantage is the tranquility of the water. Boasting an architectural style that seamlessly blends with the surrounding natural beauty, offering the perfect fusion of contemporary elegance and timeless charm. A hallmark of this home is its beautifully renovated modern design, meticulously curated to provide an inviting and luxurious living experience. It's perfectly presented, with nothing left to do but unpack and enjoy your new lakeside haven.

The kitchen, the heart of any home, takes center stage with its high-end fixtures, tapware and appliances while boasting extensive storage and bench space. It's a space designed for both culinary enthusiasts and those who simply enjoy gathering around delicious food with family and friends. The versatile floorplan of this home is designed to cater to all your needs. Whether you're seeking separate spaces for entertainment or an open-plan layout for multi-generational living, this property delivers. With generously sized bedrooms and five-star finishes throughout, a separate theatre and multiple indoor and outdoor living nodes - every aspect of this home exudes sophistication and comfort.

The great outdoors - lakeside: Now, let's talk about the piece de résistance: exclusive access to the private lake. This property grants you the privilege of living in a place where leisure water activities are endless. Kayak at sunrise, or simply let the gentle lapping of the water soothe your soul. Imagine the delight of having direct sliding door access to this outdoor oasis from both the main living area and the master bedroom.

For entertainers - one of the most enchanting features of this property is its beautiful alfresco and dedicated BBQ area where entertaining by the waterside is a pleasure you can share with guests and family alike. A terraced firepit area provides an eye-level position aspect over the water. It's a space where stories are shared, marshmallows are roasted, and moments are treasured. You'll have additional parking space at the front for a caravan, camper, trailer or boat - but to clinch this sensational deal, how about an approx 6.5m x 7.3m double garage!? Big 4WD's, an extra deep freezer or workshop area are easily accommodated under the main roof. Extra wide with plenty of height - even the garage is lifestyle rated. If you're considering additional income streams or simply wish to share the beauty of this property with others, it's worth noting that it has been successfully operated as a part-time Airbnb. The opportunity to enjoy lakeside living while earning an income is an enticing prospect for many.

One of the unique selling points of this property is its minimal living costs. Utilizing rainwater and groundwater, you'll find your utility bills to be surprisingly low, allowing you to allocate your resources to experiences and activities that truly matter.

Location: Myalup itself is a highly desirable lifestyle location, boasting proximity to the ocean and surrounded by picturesque farmland. You'll find yourself within walking distance of the Crooked Carrot café and restaurant, where culinary delights await, and the Old Coast Brewery, a haven for craft beer enthusiasts. As an investor or a homeowner, you'll appreciate the area's high demand and growth. Nearby localities are evolving into urban centres, and this property is right on the doorstep of this transformation. However, it maintains the advantage of a tranquil lifestyle. Here, you can enjoy lakeside views, nature's serenity, and the pure enjoyment of the water, all while being within close reach of urban conveniences.

What Next!? Don't miss your chance to experience lakeside luxury at its finest. Contact Miles Walton team today by hitting the 'Enquire Now' or 'Contact Agent' feature of this website - and we'll be in touch with you to schedule a private viewing, taking the first steps toward making this remarkable property your new lakeside sanctuary.

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