

**9 Georgjemma Place, Carabooda, WA 6033**

**Realmark**

**Sold House**

Friday, 3 November 2023

9 Georgjemma Place, Carabooda, WA 6033

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 13 m2**

**Type: House**



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**\$1,525,000**

A sensational opportunity to secure 13.07 hectares or 32.3 acres of land, with a charming rustic 4 bedroom, 2 bathroom residence and a bounty of future land usage opportunities being zoned Landscape Enhancement with the City of Wanneroo. This property is amazing value and priced to sell, so register your interest today. What we love A truly enchanting residence that radiates rustic charm and a bespoke atmosphere, captivating you from the moment you step inside. This cosy and inviting country home offers an abundance of serenity, privacy and space, providing the perfect blend of country living with the convenience of being on the fringe of Perth and just a short drive to the City of Joondalup. Future development potential to subdivide into 3 lots of approximately 10 acres each, providing many personal and business opportunities with this land all subject to Shire and Planning approval. What we know Land holding of 13.07 hectares or 32.3 acres (approx.), The residence features high-pitched pine ceilings and exposed brick throughout, adding character and warmth to every room. A beautifully crafted solid Jarrah kitchen with double fridge recess, built in pantry cupboard and quaint view of your country garden There is a potbelly fireplace in the family/meals area and an open fireplace in the separate living room Gazebo overlooking the enormous swimming pool is an idyllic spot to unwind and appreciate the natural beauty of the surroundings. Generous laundry/workroom, offering practicality and great storage space. Wrap-around veranda embraced by grape vines A double length carport Solar Power A bore with a 7.5kw Submersible pump and an unmetered water license of approximately 6700KL At the front of the property there is a generous sized training paddock perfect for horses/ponies and the main shed has a soft floor including 2x pony stables The property has multiple sheds in various sizes, including 4x3, 8x4, and 19x9 (meters approx.), providing fantastic storage and workspace to suit your needs or hobbies. This property is conveniently located with easy access to the recently opened Mitchell Freeway extension at Romeo Road, a short drive to Yanchep Lagoon Beach and around 20 minutes drive to CBD Joondalup or Mindarie Marina. Who to talk to Matthew Smith 0481 251 621 [msmith@realmark.com.au](mailto:msmith@realmark.com.au) Murray Winter 0400 337 228 [mwinter@realmark.com.au](mailto:mwinter@realmark.com.au) 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 and complete your own due diligence.