

9 Mears Road, Barragup, WA 6209

ACTON **belle**
PROPERTY

House For Sale

Thursday, 25 January 2024

9 Mears Road, Barragup, WA 6209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Vanessa Bekins
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Offers over \$1,100,000

Team Isherwood Bekins welcomes you to 9 Mears Road, quietly nestled on a sprawling 5.2-acre property, a captivating residence that seamlessly blends nature, comfort and functionality. This impressive 4x2 home boasts a thoughtfully designed layout, featuring an inviting entryway that sets the tone for the entire residence, a study and separate family room. The residence culminates in a large open plan living area, ideal for both intimate family gatherings and entertaining guests. You are greeted by the warmth of plush carpets underfoot in the bedrooms, complemented by the timeless elegance of timber laminate flooring throughout the main living areas. The residence exudes a sense of spaciousness, enhanced by floor to ceiling windows, high ceilings and adorned with meticulous details such as skirting boards and ceiling fans. The well-appointed kitchen is a chef's delight, featuring ample bench space complete with a convenient breakfast bar, tile splash back, 900mm gas cooktop, and an electric oven for culinary enthusiasts. The master bedroom is a retreat in itself, featuring a walk-in robe and an ensuite for added comfort while the minor 3 bedrooms are of good size featuring robes and serviced by a family bathroom with bath, convenient for soaking after a long day. Offering practicality and convenience a charming wrap around patio invites outdoor relaxation to bask in the quiet surrounds and enjoy the low-maintenance gardens serviced by an automatic bore. Ample space provides for parking a horse float, caravan, boat and all the toys. Included for extra storage is a 20ft shipping container painted internally and with flooring. For equestrian enthusiasts, a fenced front paddock with a horse shelter offers a secure haven for your equine companions while the rear paddock is also fenced off, and features two stables and provides a secure space for various activities. The Barragup Bridle Trail is located conveniently only moments away from the property. The large shed is the ideal man cave complete with a wood fire and TV point, a cosy retreat where the crackling flames and vintage décor create a warm and inviting atmosphere, a space designed for relaxation and camaraderie, the perfect spot to enjoy the weekend sports. Included for convenience and easy yard maintenance is the near new Club Cadet 46" cut ride-on mower. Situated on a no-through road, this property offers a sense of exclusivity and tranquillity while the property is fully fenced and set back from the road, ensuring privacy and security. Adding to the allure of this residence is its proximity to Goegrup Lake. The property provides direct access to this serene body of water, providing a tranquil backdrop to the daily lives of its inhabitants. Positioned just a stone's throw away from the Lakes Road school bus stop, making school commuting a breeze to all local schools while north and south freeway access is a short few minutes away. For those seeking leisure and entertainment, the Mandurah foreshore is a mere 13 minutes away and all daily conveniences are located close by. Whether you seek a spacious family home, a haven for horses and pet sheep, or a serene retreat surrounded by nature, 9 Mears Road delivers on all fronts, promising a lifestyle of comfort, convenience, and natural beauty. **INFORMATION DISCLAIMER:** This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.