

91 South Road, Wellington Mill, WA 6236



Sold Acreage

Tuesday, 15 August 2023

91 South Road, Wellington Mill, WA 6236

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 6 m²

Type: Acreage

\$1,250,000

Situated on over 16 acres with a central driveway that meanders through the property and up toward the rear, where you'll discover the main residence. This 4 bedroom, 2 bathroom residence of hardiplank/weatherboard and Zincalume construction is perfectly situated taking advantage of the elevated valley views to the south that really do have to be seen to be believed. The property adjoins State Forrest to the rear providing the perfect amount of seclusion and privacy, along with an abundance of hiking/riding trails that have to be explored. The heart of the home, the kitchen has been beautifully renovated, with modern stainless steel appliances, ample counter space for meal preparation and an expansive window over the sink to admire the view. Enjoying a Sunday roast with the family is perfect in the large meals area which is accessed directly from the kitchen and kept warm on a cold winters' day via the slow combustion wood fire. Stepping through the rest of the home you will discover 4 bedrooms, 2 with room for walk in robes, 2 bathrooms, a lounge, activity room, storeroom and mud room. Fancy a bath whilst enjoying the peaceful sounds of birds chirping and leaves rustling? The outdoor bath plumbed with hot water is a tranquil retreat of its own. The epitome of rural lifestyle living the property is perfectly set up for equine lovers. The recently installed 8m x 16m stables complex includes 4 box stables, each with their own yard and feed store area. Situated at the north west of the lot is a large dam which, when full, has a circa 1,250m² surface area. The remainder of the lot is divided into 6 large paddocks, each with troughs, electric fencing and quality pasture. Walking around the property, there is a hidden gem everywhere you look from the seasonal creek lines with their magical natural canopies to the breathtaking views. You will never get tired of coming home to your slice of paradise. Other Features that must be mentioned: - ? Split system air conditioning - ? Verandah/alfresco area - ? Enclosed yard around the house suitable for pets - ? Round yard - ? Foaling yards - ? Tie up/tack up area - ? Lined 12m x 8m workshop with its own water tank for rainwater collection - ? Two circa 90,000L rainwater tanks - ? Powered 6m x 6m workshop near the residence. - ? Variety of fruit trees which thrive in the quality soils. School bus services are available from the intersection of South Rd and Wellington Lowden Rd for Primary and Secondary students accessing schools in Dardanup and Bunbury. Located approximately 17 minute drive from Dardanup Townsite, 20 minute drive from Donnybrook, 12 minute drive from the Bush Shack Brewery and 30 minute drive from Bunbury CBD. Land rates \$1,640.50* You don't want to miss out on this one, contact Simon Bushell on 0411 929 198 today!