

96 Wattle Avenue West, Neerabup, WA 6031



Sold House

Tuesday, 5 December 2023

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Bedrooms: 7

Bathrooms: 4

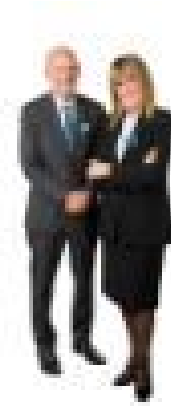
Parkings: 6

Area: 3015 m2

Type: House



Suzi Baker
0415100964



Arthur Baker
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\$1,200,000

"Wattle Lodge" - An Idyllic Rural Retreat Like No Other! The main 5-bedroom 2-bathroom family home is as charming as it is comfortable and features a carpeted front lounge room with a burning pot-belly wood-fire heater that will keep everybody warm during those chilly mid-year winter months. It sits adjacent to a tiled dining room with access out to a delightful front verandah - where an alternative slice of the lush green vista is complemented by sounds of the resident kookaburras singing away, up in the surrounding treetops. Step into a world where serenity meets beauty, where every single window frames a breathtaking bush vista that will simply inspire your imagination. From the local kangaroos to the crawling echidnas, there is no surprise to what can be found beyond the gates of this tranquil escape, with the National Park on your doorstep. National Park on your doorstep. Allowing you to be at one with Mother Nature, this spectacular three-quarters-of-an-acre rural property offers stunning scenic tree-lined views above all else, along with not one - but two - separate dwellings that can be utilised by your family any which way you like, knowing that this peaceful oasis could very well be yours forever. The next room across is a beautifully tiled kitchen that leaves space for casual meals and impressively comprises of sparkling stone bench tops, double sinks, a five-burner Westinghouse gas cooktop, double ovens of the same brand, a 5-Star Chef range hood, a sleek, a ceiling fan and outdoor access to a huge, pitched patio, designed for covered year-round entertaining. Next to here is a fenced deck that is just perfect for a bubbling spa in the very near future, if you are that way inclined. Back inside, a tiled second living/family room links to both the kitchen and alfresco, whilst the spacious master suite is the pick of the carpeted bedrooms with its walk-in wardrobe, direct patio access and fully-tiled ensuite bathroom - walk-in shower, heat lamps, toilet, vanity, and all. A separate, modern, and stylish "granny flat" takes full advantage of the property's outstanding elevation and is perfect for those with either extended or multi-generational families - or as a potential Airbnb, short-stay accommodation, or long-term rental option. It is essentially a 1 bed 2 bath setup with quality modern finishes and its own security-door entrance. The bedroom is large and carpeted, featuring split-system air-conditioning, a character-laden ensuite (with a ceiling-mounted rain shower, toilet, vanity, and heat lamps) and an enclosed balcony with a walk-in robe, timber-look floor tiles and sweeping views as far as the eye can see. Only inches away lies a separate laundry with a double linen/broom cupboard, as well as entry into a fully tiled second bathroom with a shower, toilet, vanity, and heat lamps. The open-plan living, dining and kitchen area enjoys high cathedral-style ceilings that enhance what is already an overwhelming feeling of spaciousness, whilst boasting easy-care floors, split-system air-conditioning, a breakfast bar, double sinks, a stainless-steel range hood, a 900mm-wide Neff Induction hotplate, a Siemens under-bench oven, a double fridge recess, a microwave recess, and sleek stone bench tops. The second part of the enclosed balcony off here also possesses an outlook to be in awe of, whilst a huge full-enclosed wraparound balcony deck - stretching from the living space all the way to the front entrance - has protective blinds and the best all-encompassing view on the entire property, inclusive of the glorious national parkland next door. Pure bliss. Under the granny-flat lies an expansive six-car lock-up garage with two double-width and two single-width remote-controlled roller doors, a wash trough and access into a decent home office (ideal for those running a business from the comfort of where they live) - complete with split-system air-conditioning and its own front access door. A second remote-controlled double lock-up garage at the back of the property plays host to a powered workshop and has a side roller door, a hot/cold water sink and a separate toilet for good measure. There are also chickenfeed and tool sheds on the block, as well as a bore tank and two 27,500L rainwater tanks. An active vegetable garden is simply an added bonus, here. If you are seeking a place to rejuvenate your senses or simply a picturesque setting to call home, this amazing rural hideaway is ready to exceed all of your expectations! Other features include, but are not limited to:

- Double electronic front gates, securing ample driveway parking space for everyone's cars - or a series of trailers, trucks and caravans
- 2nd/3rd bedrooms with full-height BIR's/storage space
- Light and bright main family bathroom in the main house - complete with a shower, toilet, and vanity
- Separate laundry in the main house, with French-door access to the back patio
- Full-height hallway linen storage in the main house
- Walk-in pantry/storeroom in the granny-flat
- Ducted reverse-cycle air-conditioning to the main house
- 5kW inverter solar power-panel system to the main house
- Security-alarm systems to both dwellings
- Feature timber skirting boards and trimmings to the main house
- Feature ceiling cornices to the main house
- Solar hot-water systems to both dwellings
- Bottled gas to the property
- Quality limestone retaining walls around the property
- Low-maintenance gardens
- Bore reticulation
- Three-phase power connected to the property
- Majestic 3,015sqm (approx.) rural block