

49 Cobb & Co Road, West Pinjarra, WA 6208

Acreage For Sale

Wednesday, 3 July 2024

EDINGER
REAL ESTATE

49 Cobb & Co Road, West Pinjarra, WA 6208

Bedrooms: 6

Bathrooms: 3

Parkings: 10

Area: 2 m2

Type: Acreage



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\$1,400,000

49 Cobb & Co, West Pinjarra, is a semi-rural gem that has been updated and loved for many years. This spacious six-bedroom, three-bathroom (one with a spa bath) home is the perfect family home with its open plan living, dining, and kitchen area, as well as a separate lounge room. The master bedroom and lounge offer direct access to the front veranda where you will be greeted by some stunning sunsets in the late afternoon. Between the front and rear of the home, you'll find a well-equipped and spacious entertaining area that has been designed for use all year round. This space also includes an enclosed wood-burning fireplace that is perfect for those cooler winter evenings. Boasting a generous 7 acres (2.7966 hectares) of land, this property is both well laid out and functional. The block currently has nine separate paddocks with two generous sheds. Seven of the nine paddocks are reticulated off a bore, and all paddocks are equipped with automatic water troughs. The paddocks have been finished off nicely with all white horse railing and an electric fencing system attached. For those who enjoy tinkering, a large (20m x 16m) workshop that doubles as a garage is sure to meet all your DIY needs. Additionally, there is three-phase power through the main shed/garage which will help those looking to run larger tools and equipment. At the rear of the property, you'll find an additional barn-style shed (24m x 14m) which opens onto the 55m x 25m horse arena. Additional Features Include: • Solar power system • 65,000-litre saltwater pool • Solar heating system for the pool • 1 x bore in service and registered • 2 x 100,000-litre rainwater tanks (not on scheme water) • Electric hot water • 2 separate kitchens • Reverse cycle A/C systems in all rooms (minus centre entertaining area) • Electric front sliding gate • Security camera system This property truly is semi-rural living at its best. Being close to schools, shops, and public transport, this home is sure to impress. If you would like to know more about this great property, or if you would like to arrange a time to view the home, please contact George Edinger on 0488 030 438.