

1070 Almeria Parade, Bullsbrook, WA 6084



House For Sale

Friday, 17 May 2024

1070 Almeria Parade, Bullsbrook, WA 6084

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 10 m2

Type: House



Clint Tomasovich
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\$1,890,000 +

Magnificent 25acre prime pastured title boasting incredible horse infrastructure along with impressive recent upgraded 4 x 1 family home offering you, your family & horses the ultimate rural lifestyle. Stable complex comprises of 5 x internal stables (2 x extra large mare / foal along with 3 x standard) rubber lined with swing out feeders , sliding doors , fully enclosed mesh tops plus extensive lighting. Still under the main roof are another 4 x huge outdoor yards , rubber lined , enclosed mesh tops and lighting which overlook the property. Also in place is the feed room, tack room , undercover wash bay + crush along with huge storage enclosed area towards the rear pf complex. ZONING : - GENERAL RURAL *Equestrian - Agriculture - Rigid / Trayback Truck - Earthmoving - Nursery - Market Gardening *** BONUS ** 3 phase Bore plus 27,200KI Water License included on sale plus large rain water tank Prime soil type hosting rich kiku thats well drained. There are 9 x irrigated paddocks along with 5 x remaining paddocks. Very accessible with extra width 5m+ laneway plus two more adjacent lane ways. Water trough connections plus 10 x horse shelters and the perimeter pace track with double gate access points. Arena (55m x 25m) is easy access via stables and drive way. It has multiple gate access. Alongside is the heavy duty round yard. Workshop shed is approx. 15m x 9m (9m x 9m enclosed with large 6m lean - to) with 3 Phase power and lighting. Main residence boasts spacious open plan family / meals. Soothing modern décor with fresh paint throughout and upgraded flooring. Kitchen hosts extensive cabinet / bench space, stylish splash back, all gas oven plus extensive power points. Master bedroom is situated at the far wing of house from minor bedrooms. Additional house features include ; 2 x Split system air con / 3 phase / Solar hot water system / internet / deluxe bathroom / spacious laundry / solid brick garden shed for extra storage Lovely outdoor alfresco ideal to host family / friend occasions whilst enjoying stunning views of the green paddocks and beautiful Darling Ranges. Towards the rear Eastern boundary is the Ellenbrook Brook itself adding privacy and country charm. You will be hard pressed to find in any property market a property to give you so many equestrian agistment, dressage, spelling , training , rehab options. Location is prime being minutes to access both Tonkin HWY and Great Northern HWY via Stock Rd close by. Easy commute to State Equestrian Centre - Perth CBD / Airport and Bullsbrook Township amenities. Whether your seeking to live onsite to enjoy your passion. Or lease house plus agistment for investment your not limited here. True credit to the vendors, all the hard work is done. This truly must be seen to appreciate. For more information contact local Ray White Rural Specialist Clint Tomasovich Ph / Text : 0403359919 or Email : clint.tomasovich@raywhite.com Start enjoying tomorrow's passion , TODAY !!!