

14 Manilha Dr, Boodarie, WA, 6722



House For Sale

Monday, 28 October 2024

14 Manilha Dr, Boodarie, WA, 6722

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Type: House

Modern New Home + Pool + Multiple Sheds + 1ha Rural Block = AN OASIS IN THE DESERT!!!

Potential lies within the boundary lines of Lot 14 Manillinha Drive, Boodarie!

This is a unique opportunity to purchase a modern and spacious 3-bedroom, 2-bathroom family home as well as a fully converted 2-bedroom, one bathroom shed. All situated on a huge 10,000m² rural block.

But wait, there is more.... Multiple entertaining areas, below ground pool, fire pit and MULTIPLE sheds/workshops and LOADS of space to further add, this block offers A LOT of options for its next set of owners!

Ever thought about a house with the ability to generate a second income on the side? Have a LARGE family that you need to home? Elderly parents/noisy teenagers? Run a home business? Well stop looking!

Located in the Turner River Estate, this beautifully maintained property is surrounded by other rural lots and bush land - making it an absolute private paradise.

Just a few of the AMAZING features of this block are as per below.

- 1 hectares (2 acres) with one approved residence and multiple approved sheds and pool
- Located in the Turner River Rural Estate

*** Main House ***

- Modern, large family Home Built 2012
- Located at the FRONT of the block
- BRAND NEW renovated and spacious kitchen with island bench/breakfast bar, quality stainless steel appliances - gas stove, electric oven, ample storage solutions, massive walk-in pantry - opens to living and dining areas
- Large open plan living and dining areas come off the kitchen - a full-size dining table and lounge suite + a reading nook. This is a great family home and ideal for entertaining!
- Massive master bedroom offers floor to ceiling BIR's and private ensuite - this room is large enough to easily accommodate a king-sized bedroom suite with ease! Also, the master is conveniently located at the front end of the home and away from all secondary bedrooms - Ideal for shift workers!
- Two additional bedrooms that have BIR's and would accommodate a queen size bed!
- Modern main bathroom offers septate shower and toilet
- Large modern laundry
- Ceiling fans, split system air-cons, neutral wall paint, quality flooring throughout
- MASSIVE wooden deck creates the ideal alfresco entertaining area! This space is an extension of the main living, dining and kitchen and opens via double sliding doors. Complete with wall mounted TV, Wood Fire Pizza Oven, Ceiling fan and lights - this space makes for the ideal entertaining area all year round!
- Under cover car port for 4 cars at the front of the home

*** 'Bunk House' / Converted Shed ***

- 'Technically' approved as a shed... this converted brick shed offers a full kitchen, living area, theatre room (or large bedroom), gym (or another bedroom) and a wet area with shower and laundry!
- Fully operational kitchen
- MASSIVE open area currently with a dining table, pool table and lounge suite - this is a MASSIVE games room! All overlooking the pool area!
- Fully "blacked out" theatre room - complete with hard wired internet and projector screen - this is literally a HOME CINEMA!!!
- Shower and laundry facilities
- Home gymnasium - however could also be another bedroom or home office
- Fully tiled throughout, ceiling fans, air con and neutral wall paint throughout

- Attached to the pool area - this is the PERFECT GAMES ROOM / teenager's retreat - and ideally located separate from the main house!!!

*** Pool & Entertaining Area ***

- Brand New Council approved below ground pool!
- Quality stone pavers, brick retaining wall
- Custom made shade sails and festoon lights
- Large concrete entertaining area connects the "bunk house" / games rooms to the pool and offers the ideal BBQ space all year around!
- Fire Pit area connects the main house to the pool and bunk house - and ideal for roasting marshmallows in winter!

**** Multiple Sheds ****

- Main shed offers TWO large compartments - ideal for the Dad's that like to tinker - full power and lights
- Massive under cover space comes off these sheds and can be an outdoor extension of shed space or additional undercover parking for boats and caravans
- Second smaller garden shed with another under cover car port - this is more of a garden shed
- Large sea container - this can stay or go - currently just additional storage space!

*** Yard and Additional Extras ***

- Property runs off a large septic tank
- Large bore which fills FOUR tanks - two for the main house and two for the bunk house
- "Mini Golf Course" for the golf enthusiast
- Loads of well-established trees! Such a beautiful and private bush Sacturary!
- Multiple grassed areas for the children and fur babies to enjoy
- Fully fenced to keep the fur babies and children inside the massive 10,000sqm block
- Multiple access points into the yard with multiple large gates

*** Turner River Estate Features ***

- Estate and homes are located 24km (17-minute drive) to South Hedland
- Weekly rubbish collection
- Local school bus pick up/drop off available to the estate
- Quiet, peaceful community - out of the rat race
- Safe, secure environment (current owners have not heard of any burglaries or damage during their time)
- Wonderful birdlife and wildlife
- Only a quad ride away from Turner River - ideal for kids who love to go riding on their quads and bikes!!!
- An oasis in the desert!!

This has been a much-loved family home and block for MANY YEARS! With the current owners looking at moving on - their much-loved home and block is up for grabs!

You will not find a better rural block than this one - a lot of LOVE, SWEAT, TEARS and MONEY has gone into making up Lot 14 Manilha Drive and you could not rebuild what's being offered for the price we are selling it for!

Call Danielle Collins - 0412 385 783 to see what's possible!