

**22 Franklin Drive, North Dandalup, WA, 6207**

Mandurah

**House For Sale**

Saturday, 17 August 2024

22 Franklin Drive, North Dandalup, WA, 6207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Nicole Hindmarsh  
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## Distinctive Country Homestead

Nicole Hindmarsh is proud to welcome 22 Franklin Drive North Dandalup to the market. Situated at the bottom of the Stirling Ranges with views of the the Darling Scarp, tucked away in Dandalup Springs Estate, find your own piece of paradise here!

Built in 2016 by award winning Perth builder Aveling Homes, set upon 2.5 acres, this single level home boasts 483 sqm under the roof! Comprising 4 bedrooms, 2 bathrooms, separate study, theatre, activity room, plus open plan kitchen, dining and lounge, you will find space for the whole family here. Immaculately maintained and loved by the one owner, you will appreciate that there is nothing to do but move in and enjoy this peaceful lifestyle block!

The kitchen fulfils every chef's dream, and will have your guests envious as you cook up a feast. Fitted with stainless steel appliances including 600mm oven plus second 900mm oven, dishwasher, induction cooktop, stone bench tops, powered island bench with storage on both sides, massive walk-in pantry, appliance cupboard for the coffee machine, ample cupboards, settler profile doors, plumbed fridge space, all overlooking the dining and lounge rooms. Here you will always still feel a part of the action.

Step into the lounge and have a cup of hot chocolate while you toast marshmallows on your wood fire. The whole family will feel the comfort all year round with ducted reverse cycle air-conditioning and double insulation throughout this home.

With established fruit trees including peaches, passionfruit, plums, oranges, mandarins, lemons, mulberries, raspberries, loganberries, grape vines plus raised vege patches you will enjoy your organically grown produce and being self-sufficient not having to go to the shops too often!

For the lover of the finer details:

- 31 course high ceilings throughout
- PORCELAIN tiles with negative edge detail
- Skirting boards
- Solar hot water with electric booster
- Showers with no glass to clean!
- 6.6KW solar power system with FRONIUS Inverter and x20 Q.MAXX 320 - 335 panels
- THERMALIFT insulated sectional garage door
- Garage with extra height and length
- Intelligence Home, NBN connected, data points in study, activity room, lounge rooms
- VLAM Hush glass in master suite (keeps out temperature and noise)
- ACTRON Ducted reverse cycle heating and cooling air-conditioning, 8 zones, 2 controllers, recently serviced
- Scheme water connected
- x2 28,000 Litre water tanks (not connected)
- Bore automatic reticulation with stations, 3 phase submersible pump, 1,000 KL water allowance
- LED light switches in hallway and main living, provide night light
- 240 sqm shed, Shire Approved, could add door in the middle to have extra high clearance for parking a boat, caravan, horse float
- Insulation 4.1 Batts plus Anticon
- Potential room for a pool (subject to council approvals)
- Fenced yard with dog proof fencing across the back for keeping the pets secure
- Paving in place for a grand scale alfresco
- Stacker doors to the outside

With space to breathe, awaken your senses and get the kids off their iPads, make the move to a peaceful lifestyle still

close to all amenities!

8mins\* to the Freeway, 13 mins\* to Pinjarra, 19 mins\* to Mandurah, 32 mins\* to Rockingham, 39 mins\* to Wagerup and 56 mins\* to Perth.

\*distances are approximate

Viewing is a MUST!

For a private inspection of this rural retreat please contact Nicole Hindmarsh today 041 581 5156.

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