

231 Birch Drive, Birchmont, WA 6214

exp Australia

House For Sale

Monday, 8 July 2024

231 Birch Drive, Birchmont, WA 6214

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



Pauline Sawyer

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Best Offers Over \$1.35m

Nestled in this serene location between Lake Mclarty Nature Reserve and the Harvey Estuary a stunning sanctuary awaits. A sense of warmth is felt as you drive along the sweeping drive towards the property which is set on a 2-hectare lot with 180,000 litre rainwater tanks, 22 stations of automatic reticulation all ran from a 2 ½ horsepower submersible bore and a 13kva generator with automatic transfer is only a few of the property's attributes. The property includes 4 bedrooms, a study, en-suite and a further family bathroom, lounge, parent's retreat, front balcony, front veranda, beautifully appointed kitchen which overlooks the vast outdoor entertaining area and stunning fernery with BBQ area with pizza oven, electric oven, gas hotplates and sink – just perfect for that family get together and even for those chilly evenings there is a wood fire and a ceiling heater. There is paved fire pit area - an absolute entertainer's delight! Love boating? you have crabbing and fishing on your doorstep with a boat ramp at the end of the road you can launch your boat and enjoy the wonderful waterways right on your doorstep. The home is a perfect hideaway for children of all ages with a separate studio which is perfect for a teenagers retreat with its own patio area and split air conditioning, a 60-metre flying fox, a children's playground and a stunning below ground pool which is covered with solar mesh. This exceptional property also boasts, powered work sheds, growing igloos, an abundance of vegetables and fruits trees, fenced paddocks, a chook pen with 4 resident chooks, 8 sheep which are excellent for keeping the grass down. Take a look at what this amazing home has to offer:

- 3.3k solar panels
- Solar Hart
- 13kva generator on automatic transfer
- 180,000 rainwater tanks
- 22 stations of automatic reticulation all ran off the bore
- 2 ½ horsepower submersible bore
- 10m x 5m powered shed
- 6m x 6m powered shed
- 6m x 3m hay shed
- 4 car garage with workshop
- Tool shed
- Drying room
- Chook run with 4 chooks
- Growing shade house
- 2 x growing igloos
- Cauliflower, broccoli, cabbage, brussels, rhubarb, beans, peas, capsicums already planted.
- Avo, mango, almond, mandarin, apple, banana, fig, passion fruit, grape vine and figo trees
- Roller shutters on all window and ceiling fans in every room with reverse cycle air conditioning
- Stunning raised decked entertaining area with BBQ, pizza oven, gas hot plates & wood burning fire.
- Paved fire pit area, sauna and spa.
- Separate studio with its own patio and split system air conditioning
- Beautifully appointed 9.5m x 4.5m below ground pool with solar mesh.

60 metre flying fox

Included in the sale are a ride on lawn mower, a Honda Quad bike, tractor with 5 attachments, cement mixer, mulcher and woodchipper. The property has excellent road links both North and South via the Forrest Highway and magnificent waterways to explore on your doorstep. If you have dreamed of owning a rural paradise, this immaculately kept home is ready and waiting for the new lucky owner to start living the 'good life' Inspection is by appointment only by calling Pauline Sawyer on 0487 832 539

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