

30 Cleopatra Crescent, Kangaroo Gully, WA, 6255

exp Australia

House For Sale

Thursday, 17 October 2024

30 Cleopatra Crescent, Kangaroo Gully, WA, 6255

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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NO COMPROMISING!!!

This is the first time that Passion Fruit Garden has become available to purchase. After many years developing the property to be what it is today and experiencing great enjoyment from what this lifestyle property has to offer, the current owners have decided it is time to move on.

Passion Fruit Garden is positioned at the end of the cul de sac on Cleopatra Crescent, Kangaroo Gully in a private almost hidden location. As you enter the private driveway, which leads you to the top end of the 2.84 hectare property, you are immediately greeted by the presence of the architecturally designed three bedroom, three bathroom home. The wrap around verandas and individual pitches to the roof for each bedroom and living space provide a fantastic twist to an Australian country style. The name of the property pays homage to the impressive passionfruit vines that feature along the balustrading of the veranda.

Entering the home: the high-pitched ceiling with extensive glazing allows for maximum natural light and also show cases the vast views from a northerly aspect. The kitchen is designed with the food enthusiast in mind with a generous island bench, 900mm stove, plenty of storage and a butlers pantry. Sheoak features throughout the home and starts in the kitchen with a gorgeous Sheoak bench top. The kitchen is well connected to the open plan living and dining space, which is perfect for entertaining. Glass bifold doors lead to the verandah which is ideal for taking in the views over the property and beyond to the horizon.

The main bedroom is positioned in its own wing of the house and boasts a walk-in wardrobe and ensuite with double vanity and neutral decor. It is also cleverly positioned for access directly from the mud room/ laundry so that once you have retreated from working outdoors there is easy access to clean up and relax.

There are two additional bedrooms, both of which have their own ensuites, walk in robes and direct access to the wrap around verandah, allowing for your guests or family members to have their own sanctuary.

If you work from home, this property has the ideal working environment with a dedicated study featuring beautifully crafted Sheoak bookcases and built in desks. The views from the study could be a distraction from the work at hand!

There is a cool room, a sink under the house to wash dirt from vegetables before you bring them into the house, and two wood fires in the living room both of which you can cook on top and the one in the dining room also has an oven. These items enhance the rustic charm of the home.

This property is well appointed and includes:

- An oversized double garage, with automatic roller door. The garage has been lined, insulated and airconditioned. It is currently being used as a studio.
- 6.2 metre by 15 metre powered shed, with additional carport.
- Several rainwater tanks. 120,000L, 90,000L, 54,000L and 28,000L.
- Raised vegie garden beds with reticulation.
- Mature orchard
- Vine yard with a variety of wine and table grapes.
- Olive grove, suitable for making your own olive oil.
- Landscaping with lots of deciduous trees, a wisteria arbour and walk way and two rose gardens.
- The parking area around the house has been bituminised under the gravel.

If you are looking for a well-crafted home and a country lifestyle without the compromise this is the property for you.

Call Alison today to inspect!

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