

# 34 Tunney Road, Oldbury, WA 6121

ACTON

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PROPERTY

## House For Sale

Wednesday, 17 April 2024

34 Tunney Road, Oldbury, WA 6121

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 10 m2

Type: House



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## Offers Invited

Spanning some 25 acres of level, well draining rural land, there's opportunity in abundance for you here in Oldbury, where a peaceful country lifestyle surrounds you while still being on the literal edge of the suburban sprawl and collective conveniences afforded within close reach. Whether you're chasing larger acreage for training your horses, running some livestock, land banking for the future or you're just eager on putting some serious distance between yourselves and the Jones's - there's 100,191 reasons (in square metres) to take your lifestyle interests further and seize the chance to secure this fantastic rural property offering. The acreage: What's most remarkable about the land here are the sprawling pastures covering the entire parcel with sandy soils and contoured drainage, you've got year-round grazing with scope for separating paddocks even further should you need. Seven (7) paddocks are variously proportioned and provide the realistic chance to rest and rotate for maximum potential. There's 2 large paddocks, each over 7 acres in size which are great for spelling horses or grazing some sheep. Two smaller foaling-down or holding paddocks come complete with WIWO stable boxes, yards and triple-rail steel fencing. When it comes to stabling there's plenty more to show, with two stable blocks presented - the first comprising 7 boxes adjoins the powered workshop shed and hardstand wash-down or tie-up area. A useful covered lean-to is handy for storing feed or hay. The second stable block houses 8 boxes and given its position dividing two decent paddocks could be further enhanced with additional yards or similar. Carefully and cleverly developed for training horses in the years gone by, the existing infrastructure can be utilised with minimal effort, and you could be backing a sure-thing winner again in no-time. The 804 metre fast work and training track (same size as Gloucester Park) curves neatly around a central and generous 7 acre paddock, and the metered groundwater bore. The residence: Privately screened behind the culdesac frontage this cosy, charming country homestead is a surprise package waiting to be discovered. Wrap-around verandahs add to the nostalgic presence of this home on the land, with aspects over the paddocks you'll find peace and serenity as the perfect backdrop to your acreage lifestyle. The light-filled central open planned living area has raked high ceilings and a recently re-modeled kitchen boasting stone counter tops, Bosch pyrolytic oven, dishwasher and induction cooktop. This connected open space flows through to a generous formal dining room that could be easily converted to an additional private lounge, if you're not for dinner parties. Contained and retained with limestone paved surrounds - a sparkling below-ground swimming pool is your ticket to relaxation and entertaining alike, with heaps of ancillary space on offer there's room to expand to your heart's content. The location: Rare do they come - properties which represent the idyllic rural lifestyle you seek, while being on the doorstep of suburban centres - you'll have the pleasures of city convenience and accessibility. Popping down to Costco for a bargain is just 5km away, and just a few metres further and you're on the Kwinana Freeway at Thomas Road. Some of the nearby amenities include the Kwinana train station just 6km away, handfuls of top-quality private and public schools and the central urban activity node which houses Kwinana Hub Shopping Centre and surrounding parks, ovals, adventure park and recreation centre to name a few. Summary of features- 25 Acres total land area- 7 paddocks separated for spelling, stabling and isolating- 15 stable boxes split between 2 x stable blocks- Powered workshop shed, hardstand and tie-up area- 2 x groundwater bores, one is metered with a license for 43,000kL- 4 bedroom 2 bathroom country homestead- Below-ground swimming pool- 75,000L rainwater tank What next!?! There's so much more to see in person and inspections are essential in order to realise the potential and pivotal location. Contact the Miles Walton team from Acton | Belle Property Mandurah by using the 'Email Agent' feature of this webpage, and we will be in touch to arrange a suitable time to show you your new rural lifestyle in Oldbury. Please note this property is being sold on an "As Is Basis".