

7781 West Swan Road, Henley Brook, WA 6055



House For Sale

Tuesday, 2 July 2024

7781 West Swan Road, Henley Brook, WA 6055

Bedrooms: 4

Bathrooms: 1

Area: 3 m2

Type: House



Alan Griffiths
0417995462



Simon Neilson
0497333000

From \$1.78M

Situated on a sprawling 8.7 acres of land backing onto a flowing creek, this property offers a serene and picturesque setting that is perfect for those seeking a peaceful lifestyle. Situated on one of the highest points in the Swan Valley and at the peak of gently undulating land, the opportunity exists to build a property that captures views to the east across sprawling paddocks and vineyards to the hills and valley views to the west down to the flowing creek at the rear of the property. The land is gently undulating with plenty of space to have farm animals or horses in the fenced paddocks. The existing 1960's 4-bedroom (3 beds plus sleep-out) property has many opportunities including:

- Renovate and live in
- Rent out as is
- Build your new home and rent out the existing home as an Air BnB Valley Stay

Located in a highly sought-after neighborhood, this property offers the perfect balance between the tranquility of a rural lifestyle being surrounded by lush greenery and open space and convenience being within walking distance to wineries and restaurants and a short drive away from schools, shops, amenities and easy access to arterial roads - for the coast, the CBD, Perth Airport and beyond.

Approximate Distances to:

- Perth CBD - 30 minutes
- Perth international airport - 18 minutes
- Guildford town centre - 10 minutes
- Midland town centre - 12 minutes
- Ellenbrook - 12 minutes
- The Vines - 10 minutes
- Ugly Duckling Wines - 1 minutes
- Mash brewery - 2 minutes
- Duckstein - 2 minutes
- Valley Social - 1 minutes
- Baileys Brewing Company - 2 minutes
- Whiteman Edge Shopping Centre - 4 minutes

The future potential of this property is so exciting! Call Alan Griffiths on 0417 995 462 or Simon Neilson on 0497 333 000 to discuss the possibilities or arrange a private inspection.