

**83 Merrivale Road, Pickering Brook, WA 6076**

**House For Sale**

Monday, 1 July 2024

**Professionals**

83 Merrivale Road, Pickering Brook, WA 6076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 7 m2**

**Type: House**



Glen Newland  
0894531888



Margie Reid  
0894531888

## Buyers in the Mid \$2,000,000's

Imagine for a moment having 18 acres (approx.) of prime Pickering Brook real estate where you can wander amongst the mature fruit trees, sit and feed your own miniature Highlander cow, throw a net in the dam and catch some marron with the kids, or ride the quad bike through the open fields surrounded by orchards and national parks. The neighbours aren't within earshot so there is no one else to disturb you except the animals and the wind blowing through the vast array of gorgeous trees. This is the perfect life that awaits you at 83 Merrivale Road, Pickering Brook, and this is the lifestyle you and your family deserve. Positioned in amongst some of the valleys prime tourist attractions, this gorgeous property is within walking distance to Core Cider and La Fattoria. This enviable position invites short afternoon strolls to Core Cider to listen to some of the local talent perform while enjoying some local cuisine. This is an undoubtedly an A1 location. The block itself sits at the bottom of the valley and enjoys a winter creek cascading through the centre of the property. This is the perfect peaceful location to live and enjoy with the family and possibly even set up some short stay accommodation for a second income (STCA). The imposing 2-storey residence is large enough for the entire family and comprises of 4 bedrooms + study, 3 bathrooms, multiple living areas, spacious modern kitchen and a central corridor with cathedral ceilings. The renovated kitchen with AEG appliances is the hub of the home and enjoys views to a large, grassed area where the kids can play. The list of features at this property is extensive and include:

- Luxury 4-bedroom, 3-bathroom, 2-storey residence
- High end renovations throughout
- Reverse cycle ducted AC
- Heated flooring and double-glazed windows
- Dam and winter creek
- Hydroponic greenhouses
- Bore reticulation with crystal clear water
- Fully reticulated gardens and orchard
- Fully fenced with gated entry to property
- Easy to maintain chicken coop and fenced surrounding
- 2x20ft undercover sea containers for storage
- Solar for the house and workshop with solar batteries
- Large 24x8m (approx.) workshop with 3 phase power
- Second large 18x10m (approx.) open workshop for mowers, tractors and various farm equipment
- Stables and 3 paddocks
- 150KL water tank
- Valley views over hills and orchards
- Backs onto Munda Bididi walking trails
- Highlander miniature cow and goat included
- Tennis court and pool (needs refurbishing)

Machinery included in purchase: 1. Ford 5000 loader with post hole digger 2. Honda four-wheel motorbike including trailer and fire break boom spray 3. Gravelly 52" ride on lawn mower 4. Cool room inside enclosed shed including new compressor/motor 5. Massey Ferguson Tractor including slasher and rotary hoe to suit

The beautiful property and all that's included represent the perfect tree change for those looking to escape the hustle and bustle and live a more peaceful lifestyle. Isn't it time you made the change? Contact the Kalamunda Hills premiere selling team for inspection details. Glen Newland - 0433657895 Margie Reid - 0412947258

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