

89 Burgess Road, Gidgegannup, WA, 6083

House For Sale

Wednesday, 14 August 2024



89 Burgess Road, Gidgegannup, WA, 6083

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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ROSEBROOK FARM

This magnificent 49-acre estate sprawls in lush pastures and caters for every human comfort and equine need.

The gated entrance leads to the tree lined driveway which allows the first glimpse of the paddocks with mature trees providing shelter and shade. Continue past a show jumping arena, stable block, dressage arena and dam with pontoon to arrive at the delightful gardens of the character homestead.

Meandering brick pathways lead to limestone steps and the wide wraparound verandahs of this picturesque property.

THE FARMHOUSE

The interior has undergone many transformations over the years. An amalgamation of contemporary living with elegant charm that results in a wonderful family home.

Attractive stained-glass windows frame the entrance which opens to jarrah floors, high ceilings, feature architraves and a wood burner which takes centre stage for those cooler evenings whilst reverse cycle air conditioning provides comfort whatever the season. Picture windows and French doors allow the light to stream into this open plan living, dining and country kitchen.

The kitchen is undoubtedly the heart of Rosebrook Farm and a space where the whole family will gather with traditional timber benchtops, classic cabinetry and a centre island which all emanate in a warm welcome. A Blanco range cooker with Blanco concealed range hood above, dishwasher and a large window framing the entertainment area complete the picture.

The master bedroom really is a parent's retreat with French doors opening to the timber decking of the alfresco framed by white sheers contrasting with the dark timber floors. A delicate stained-glass inlay above the bed and views to the garden from a large picture window add to the serenity. There is a large walk-in wardrobe and ensuite with shower, stone topped vanity and w.c.

The piano room separates the three further bedrooms from the living area. Two bedrooms have built in wardrobes and they all share a central activity/lounge and the family bathroom with shower, vanity and w.c.

The laundry does not miss out on style with extensive timber bench top, picture window and external door opening to the rear patio.

ENTERTAINMENT AREA

Designed to capture the breathtakingly beautiful views across the sprawling picturesque landscape as well as the green paddocks and equine infrastructure, this enormous 60sqm decked alfresco, complete with built-in bar, café blinds and ceiling fans, has been created to host the largest of gatherings in comfort. There is also a wine cellar!

GARDENS

The gardens are as beautiful as they are productive with a myriad of trees including mango, avocado, lime, lemon, mandarin, orange, plum, quince, olives, walnut and a chicken coop!

WORKSHOP AND SHED

The powered workshop is a huge 260sqm with insulation and parking for 6 vehicles plus lock-up storage and fully equipped with kitchen and bathroom and the powered machinery shed is 216sqm.

EQUESTRIAN FACILITIES

The current owners have developed the property for the professional enthusiast. Just look at these facilities!

ARENAS/ROUND YARD

An Olympic size floodlit dressage arena with a cracker dust base and surface of river sand/jarrah fines/rubber fines of 70m x 23m

A showjumping arena with cracker dust base and a surface of river sand/wood chips/jarrah fines of 50m x 40m approximately.

Plus, a round yard 20m fully enclosed with a surface of river sand and rubber fines.

STABLES AND PADDOCKS

The stable block (216sqm) has a central concrete breezeway, four large stables (4.5 x 5m) with sliding stable doors and walk-in, walk-out yards accessed via oversized doors, timber lined with rubber matting and a high-pitched roof for the ultimate summer comfort. There is a wash bay with hot water, tie up bay, tack room, feed room, undercover hay storage and undercover float storage.

The equine friends will be happy with 8 fully fenced paddocks of 2 to 3 acres each plus two kikuyu reticulated grass paddocks of 5 acres each all with automatic water troughs (with satellite monitoring on main stock watering tank) and

electric fencing. There are three large three-sided shelters (3m x 3m) and four sun shelters of approximately 2m plus plenty of mature trees for summer shade.

With 4 water tanks comprising 2 x 30,000 gallons and 2 x 5,000 gallons totalling 70,000 gallons of water storage, an enormous spring fed dam with further soak dam, 2 bores, 5kw solar electricity, 4 security cameras, remote entrance gates and 19.76ha of prime land comprising 35 acres of pasture, Rosebrook Farm is very special and a rare find. Only 17 km from Midland yet in a rural oasis!

Please call Penny for a private viewing on 0420 556 332

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