

9 Angus Way, Lower Chittering, WA 6084



Sold House

Thursday, 16 November 2023

9 Angus Way, Lower Chittering, WA 6084

Bedrooms: 4

Bathrooms: 2

Area: 2 m2

Type: House



Clint Tomasovich
0895711022

\$800,000

**** BEST BUY in Maryville Downs LOWER CHITTERING ** PRICED TO SELL , SELL , SELL - BE QUICK !!! or MISS OUT !!!BONUS Features include ; - ** 3 x LARGE LIVING AREAS **** GINORMOUS KITCHEN + MASSIVE MASTER BEDROOM **** HUGE WATER SUPPLY via BORE + 150,000litre Rain tank **** LARGE 12m x 8m WORKSHOP SHED powered , lighting , concrete floored **Heart of the Magical Maryville Downs Estate Rare Opportunity!Magnificent family 4 x 2 + home office residence boasting versatile modern family floorplan. Perfectly positioned on a stunning 5.3acre title with Jarrah, Grass Trees & Red Gum trees, blooming wildflowers along with the lush pastured paddock areas.Upon entry huge cathedral high course pitch ceilings in the large expansive open plan family/meals area featuring split system air con.Huge windows near 2m wide welcome ambience along with countryside views/birdlife to embrace all day, everyday....Stella kitchen boasts; 2 x ovens, stone bench tops, jumbo 900mm cooktop - oven, induction, double fridge recess plus large pantry.Ginormous home theatre is ideal for family movie & popcorn nights or the ultimate games room option.Formal lounge hosts TV point connection and is spacious in size to also be an activity room option for smaller children.Master bedroom is massive in area boasting huge walk, TV connection, air con, huge walk-in robe along with walk through ensuite. Ensuite comprises of soothing jetted spa bath / duel basin vanity / double shower + separate toilet.Remaining bedrooms are large queen size and host double built robes plus TV point connections.Home office could also become a 5th bedroom given its double size and built in robe - storage option.Additional features also include; internet, insulation, gas HWS, upgraded internal painting.Large 12m x 8m workshop shed is fully powered, lights, concrete floored + bonus high truss clearance for horse float or boat or car hoist.Water supply in very impressive with both the house + shed feeding into main rain tank that's approx. 150,000 litre in size for house domestic usage.New bore pump connects to 3 x tap points and irrigation option via sprinklers.2 x main paddock areas can be utilized for livestock purposes.Location is prime being walking distance to NEW Immaculate Heart College for the kids, Sporting ovals, BMX track & Basketball court.Nearby are award winning wineries, cafes, IGA, Polo cross grounds, skate park. Bullsbrook town site itself is merely 10min down the road with growing amenities.Both Great Northern HWY & Tonkin HWY are 5min away to access Perth CBD / Airport.This affordable country lifestyle is in very high demand and options are becoming extremely rare so close to Perth.For more information contact Multi REIWA Award Winning Ray White Local Agent Clint Tomasovich ph: 0403359919 or email: clint.tomasovich@raywhite.com This beautiful address truly needs to be seen to appreciate.Why delay? Start living tomorrow's dream, TODAY!!!**