

96 Coyle Road, Oldbury, WA 6121

Mandurah

House For Sale

Thursday, 21 December 2023

96 Coyle Road, Oldbury, WA 6121

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 7 m2

Type: House



Grant Robinson

0895819999

From \$2,490,000

Nestled at 96 Coyle Road, Oldbury, this impressive property is a haven for those seeking a blend of spacious living and rural charm. The house, constructed with enduring brick and capped by an iron roof, boasts a thoughtful layout featuring 4 bedrooms and 2 bathrooms, accompanied by 3 WC for added convenience. The bedrooms, all designed to accommodate queen or king-sized beds, are equipped with security shutters for an extra layer of peace of mind. The heart of the home reveals itself in the form of a separate sunken lounge, seamlessly connecting to the open-plan kitchen, meals, and family areas. Ducted reverse-cycle air conditioning ensures comfort throughout, while security shutters on windows add an element of security and privacy. A notable highlight is the expansive 180sqm games room, complete with a polished concrete floor, offering versatile space for recreation and entertainment. Outside, the property presents a wealth of features, including a separate 3-car garage with a workshop lean-to, solar hot water, and a septic system. The energy-conscious will appreciate the 6.3 kVA solar panels, complemented by a 2-way switch for generator use during blackouts. Water sustainability takes centre stage with 2 massive rainwater tanks, totalling 151,416 litres, a licensed 3-phase bore with a substantial 41,055 klt water license valid until 2030 and a separate windmill/bore for stock water. The property's 9 paddocks, all meticulously reticulated, benefit from a 50mm poly pipe, ensuring ample water supply to 75% of the land. The estate's infrastructure is designed for equestrian enthusiasts, featuring stables with concrete floors, 3-phase power, and 6 stalls equipped with feed bins, internal 3 bay hose down bays with hot water, separate feed room with rodent free galvanised feed bins, a tack room with the jewel being the separate vets room complete with mare and foal cruches. Additional amenities include a round yard, outside washdown bays, and a large mare's paddock with an electric fence and an old sand track. Urban development potential and proximity to sand quarries add a layer of opportunity for the savvy investor. The fencing, characterized by ring-lock and barbwire boundaries, is complemented by sturdy steel posts and rails in excellent condition. A truly comprehensive property, this residence at 96 Coyle Road, Oldbury, offers a unique blend of rural tranquillity, modern conveniences, the property is also included in The State Government Future Urban Investigation Perth & Peel @ 3.5 million planning framework (2022). This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.