

Address available on request, Capel, WA 6271



House For Sale

Saturday, 13 April 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 4477 m2

Type: House



Craig Hall

0401929131

All Offers Invited

Craig Hall from Barr & Standley proudly presents this spacious family residence situated on one acre in the rapidly expanding community of Capel. Nestled in a serene setting, this captivating property is an entertainer's dream, showcasing a spacious indoor pool and spa, surrounded by verdant lawns dotted with mature trees. An expansive 8m x 9m powered shed offers ample storage and workspace. Additionally, there is a granny flat at the rear provides versatility for extended family or holiday rentals, boasting exquisite features such as Jarrah floors, French doors, an Italian oven, and instant gas. The main residence is a hidden gem! Featuring a front office and a generous master suite complete with a walk-in robe and ensuite. The heart of the home is the open-plan living area with original brick arches and a cosy wood fire. The kitchen is a culinary haven with stainless steel appliances, solid wood cabinets, a skylight, and a walk-in pantry. A hallway leads to three bedrooms, a spacious main bathroom, a laundry, and a separate WC. The expansive games room with a bar, a study nook, and a sunken lounge boast soaring 3.6m raked ceilings. Throughout the home, enjoy the comfort of 28c ceilings, Jarrah skirting, solid Jarrah doors and cabinets, and a fully monitored alarm system. Make the most of year-round entertainment with multiple inviting areas designed for gatherings and enjoyment. With lots of storage areas, parking for visitors, shaded workspace, a chicken run, and a variety of fruit trees, embodying the essence of country living. Energy efficiency is prioritized with automated bore reticulation, a 5.5kW solar inverter system (with 4kW panels), Solar hart boosted by a wetback in the wood fire, and generator plug-in facilities. Property Features: Large open plan main residence Fully self-contained granny flat Games room with bar Multiple living areas Study area and studio Great sized bedrooms with built in robes Air condition and wood fireplace Fully enclosed weatherproof pool and spa area 5.5Kw solar system Abundance of space and storage Established gardens Bore and fully reticulated Close to the town center and Primary School Conveniently located just a short stroll from the local Primary School and town center, and within easy reach of Peppermint Grove Beach, Bunbury, Busselton, and Donnybrook, this property offers the perfect canvas to craft your ideal southwest lifestyle. Craig Hall 0401 929 131 craig@barrandstandley.com.au Year Built: 1982 Land Size: 4,477m² Shire Rates \$2,553.24 approx. per year Water Rates \$275.72 approx. per year *All measurements are approximate* Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731