

Phillips Road, Karrakup, WA, 6122

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PROPERTY

House For Sale

Saturday, 17 August 2024

Phillips Road, Karrakup, WA, 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



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Exclusive private estate in the hills

Extraordinary estates such as this, located within the majestic Darling Ranges, are offered just once-in-a-lifetime and only come around once every few generations. Proudly presented here is a purely monumental opportunity to secure a significantly pivotal parcel in these hills, which has been tightly held, cherished and organically developed by the current family for over 40 years. And now it's time for a new generation to indulge in the splendour of this glorious landscape.

With close to 40-acres of exclusively private hillside, this deeply enchanting property offers complete lifestyle perfection. Unparalleled in terms of the diversity of its landscape this self-sustaining parcel of private paradise has an abundance of water coursing through, parkland cleared open pastures, orchards and untouched native bush. Surrounded by state forest this sprawling sanctuary comprises of it's very own prolific mix of marri, jarrah, wandoo, stands of furniture grade mahoganies, native gums, grass trees and granite outcrops. The privacy and tranquility are simply unmatched - yet everything you could need is right on your doorstep with booming Byford within 4kms and the Perth CBD just a 40-minute drive away.

This is without doubt the rarest earth in the hills providing exceptional growing conditions for the abundant orchards, vegetables and fertile pastures that surround the breathtaking dams and winding creek line. Soil complexes which are so rare in hills areas, range from rich red loams to chocolate gravelly loams along the banks of the creek line. Providing exceptional growing conditions - that are so remarkable, even the original surveyor in 1932 scribed the soil types upon the sketch, no doubt with great pleasure.

When it comes to the landscape, picture plentiful produce that's never seen spray in its life: organic grapes, mangoes, avocados, plums, peaches, macadamia, fig, oranges and other citrus are dotted around the property. Pastured clearings and netted vines, a marvellous retreat boasting endless options for grazing animals, harvesting food, fishing marron from the dams with the expanse to share this all with those you love most. The idyllic countryside lifestyle.

The main residence:

Architecturally designed by the renowned Peter Longley, the 600sqm main residence is a genuinely breathtaking construction - built entirely from locally sourced timber and solid stone, laid by artisan stone masons with just a pick and hammer. The result is genuinely irreplaceable and completely timeless. Perched at the top of the property, accessed via the winding brick-paved driveway, the grandeur of this home reveals itself as you creep past the wildflowers.

Beautifully presented and tastefully appointed the home boasts a uniquely flexible extended floorplan, offering a seamless blend of space, character and sophistication. There are multiple fireplaces, a variety of living spaces for everyone in the family and even a cellar and workshop under the main roof.

Seasoned and dressed jarrah lines the raked and vaulted ceilings with stunning sash windows streaming incredible views of the elevated landscape, bespoke and serviceable bar in the reception hall and handcrafted joinery extends throughout the residence. An authentic yet lavish homestead which is ideal for entertaining and relaxation alike.

At the heart of the home is the stunning commercial sized kitchen with vaulted jarrah ceiling, feature wood cabinetry, and multiple windows with beautiful views stretching beyond the tall timbers down to the dams and orchards. Central heating from an oversized Italian wood stove assists the solar hot water and feeds the central heating radiators throughout the house. Sweeping verandahs and exceptional thermal protection from the stone walls make this home incredibly comfortable in every season.

The water:

Truly anointed land - the hills are alive where there's plenty of water, and this estate continues to thrive in this respect. A winding winter creek courses it's way through the trees along the southern boundary, filling the spectacular lake sized dam on the journey. Create new memories with your loved ones - canoeing, swimming and marron fishing until sunset.

A second spring-fed dam downstream is suitable for irrigation if required, and there are multiple bores which supply water around the property.

What to do next:

The chance to truly soak in and appreciate what this remarkable property has to offer you and your loved ones, is available by private appointment to view. Do yourself the pleasurable favour of discovering what could be your family's landmark legacy, for many generations to come.

Contact exclusive selling agents Acton | Belle Property - Miles Walton on 0457 637 928 or enquire via the website.

Key features

- ?Close to 40 acres of exclusive hillside in the Darling Ranges
- ?Stunning views out over the valleys, state forest and rolling hills
- ?Caretaker's cottage of 2 bedrooms 1 bathroom and machinery shed - the ideal weekender or visitor's accommodation
- ?Large, pastured clearings would be perfect for horses or sheep
- ?Approx. 600sqm main residence architecturally designed by Peter Longley
- ?Built entirely from locally sourced timber and solid stone
- ?Flexible and feature packed floorplan with multiple living areas and space galore
- ?Central heating from an oversized Italian wood stove
- ?Stunning commercial sized kitchen with vaulted Jarrah ceiling, feature wood cabinetry, and multiple windows with beautiful views out over the garden and landscape below

Location

- ?Highly sought-after Darling Ranges location
- ?Peaceful and private - surrounded by state forest
- ?4km from booming Byford - soon to have Metronet train station
- ?40mins from Perth CBD