

# 22 Gardner Road, Beelerup, WA 6239



## Lifestyle For Sale

Saturday, 29 June 2024

22 Gardner Road, Beelerup, WA 6239

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 2 m2

Type: Lifestyle



Shane Atherton  
0411117723

## Offers Over \$1,200,000

Nestled in the serene countryside just 5 minutes from Donnybrook, this expansive 6.25-acre rural property offers a peaceful retreat from the bustle of city life. Located on a quiet no-through road and only a two-minute drive from Donnybrook, the property features an inviting open-plan layout at its core. The kitchen seamlessly merges with the living and dining areas, enhanced by a convenient scullery. At its centre the kitchen enjoys an Esse wood fired slow combustion stove with 3 ovens for wonderful country cooking and warmth. A separate lounge with a cozy wood fire provides an ideal spot for relaxation. The home boasts four spacious bedrooms and three bathrooms, ensuring plenty of room for family and guests. The upstairs area includes a kitchenette, bathroom, living area, and balcony, perfect for unwinding or entertaining with panoramic views of the property. This space currently houses the owner's office and can also serve as a multigenerational living area. Outside, the property is equipped for horses with four separate paddocks, each with water supply. The pasture is robust, featuring Kikuyu grasses. Previously an orchard, the property retains all irrigation infrastructure from the river, supported by a licensed 27-horsepower pump with additional water allocation available for agricultural use. The extensive vegetable garden, complete with raised beds, chicken coop, and various fruit trees, adds to the property's charm. A second driveway leads to a machinery shed with two horse stalls and shaded walk-in walk-out yards, alongside four stalls previously used for breeding chickens, now useful for storage. A full-size, fully fenced 60m x 20m dressage arena is located at the back. Near the house, a spacious 6m x 8m workshop provides practical space for storage for the man of house. It could also be lined and converted to a flat or studio if needed. FEATURES YOU'LL LOVE- Open-plan kitchen, living, and dining area- Large scullery/pantry off the main kitchen- Wood fired slow combustion stove to kitchen.- Separate lounge room with wood fireplace- Four spacious bedrooms and three bathrooms plus a fourth toilet- Master bedroom with walk-in robe, ensuite featuring a two-seater spa, and deck- Guest bedroom with semi-ensuite and outside access- Ducted evaporative air conditioning on the lower level plus two split-system air conditioners- Upstairs loft with kitchenette, bathroom, living area with split-system air conditioner, and balcony- Ducted vacuum throughout- Large deck with shady trees and shade sail overlooking the large fully fenced backyard- Large roof terrace upstairs with shade sails and an undercover sitting area- Machinery shed with two stables and yards- Dressage arena- Two water tanks- Four separate paddocks with irrigation in place- 6x8m workshop- 6x6m garage- Solar hot water system with electric booster plus gas instantaneous to kitchen and third bathroom- School bus services to the Primary School located 200 meters away and High School 250 meters away- Postal delivery three days a week and council rubbish collection Built: From 2008 Land size: 6.25 acres Shire Rates: \$1973.00