

# Lot 2136 Neaves Road, Bullsbrook, WA 6084



## House For Sale

Wednesday, 10 April 2024

Lot 2136 Neaves Road, Bullsbrook, WA 6084

**Bedrooms:** 7

**Bathrooms:** 4

**Parkings:** 5

**Area:** 2 m2

**Type:** House



Brian Rasmussen

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**\$850,000 - \$950,000**

Discover the perfect property at Lot 2136 Neaves Road, Bullsbrook. This exceptional property offers excellent fully fenced paddocks for horses and livestock, multiple living arrangements with separate homes, a large shed, livestock infrastructure, a great clean water bore, and more. Admire the picturesque tree-lined brook winding through the front of the property, past the first residence on the property. The lush front paddocks, that remain green throughout the summer season are reminiscent of landscapes typically found in cooler climates. With 2.9 hectares (7.16 acres) of land, the property features homes at opposite ends, the main home accessible via Neaves Road and a rental home via West Road, offering privacy and convenience. A main brick dwelling was added in the early 2000s, connecting via a breezeway with the original older cottage, allowing them to be separate yet remain under one main roof. This innovative design offers the perfect solution for families needing additional space for parents, teenagers, or family members. The new brick addition features two bedrooms, two bathrooms, and a spacious central open living area comprising a kitchen, lounge, and dining space. The raked ceilings with feature windows allow abundant natural light to illuminate the living area. Additionally, a slow-combustion wood heater ensures a cozy atmosphere during the cooler months, while the evaporative air conditioning system provides refreshing cool air in the hot summers to both sections. The original cottage which is a great asset, does need some renovations to reach its full potential, includes a two-bedroom with one bathroom, a large kitchen/dining area, a lounge, a sleep-out, and a laundry. The rental property features a mature, traditional design home with three bedrooms, a spacious kitchen/dining area, a cozy lounge, and a sleep-out. The wood flooring and slow-combustion wood heater add character and warmth. The property includes a separate power supply and is currently occupied by a great tenant who has been given notice but is willing to continue renting if the new owner agrees. Outdoors area: • Work Shed (18m x 7m), open machinery bays, workshop, tack/feed room • 5 interconnecting fenced paddocks • Livestock shelters with yards • Paddocks, that remain green throughout the summer season • Sheep yards and shearing bench • Excellent for equine or other livestock activities • Chicken pen • Garden sheds • Water tanks • Fruit trees • Tall trees and shrubs along boundary fences • Excellent clean water bore. The property has easy access to Bullsbrook schools, shopping, and Midland and is conveniently located close to the Northlink on/off ramp, reducing travel time to various destinations in Perth. The land is Zoned as General Rural and offers a wide range of possibilities and is in particular excellent for equine or other livestock activities. To view this exceptional property please give Brian a call on 0403 808 999