

**Lot 3309 Ferguson Road, Ferguson, WA 6236**



**Lifestyle For Sale**

Wednesday, 8 May 2024

Lot 3309 Ferguson Road, Ferguson, WA 6236

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 17 m2**

**Type: Lifestyle**



Tony Roelofsen

0438026611

**\$1,670,000**

\*Accessed via 1386 Ferguson Road, Ferguson (shared driveway entrance with right of carriageway access)\* There are stunning Ferguson Valley views from every room in this spacious and stylish 4 bedroom, 2 bathroom plus study family home tucked away on 43 acres away where no one can see you in this private Ferguson hilltop location. Peace and quiet abounds on this lovely property that features 2 dams one of which is huge and has a solar pump that pumps water to a 130,000 litre tank that feeds the house and auto reticulates the surrounding lawn and gardens. Well set up to carry a few animals, the fenced paddocks include electric fencing to approx. 90% of the property. The home itself includes large well appointed central open plan living areas with reverse cycle air conditioning to them and the renovated kitchen with granite benchtops and a big breakfast bar features plenty of fridge and cupboard space as well as a shoppers' house entry from the remote double garage. These central living areas include kitchen, family, meals and games areas with the games area including a built-in bar and there is also a separate large sunken front lounge area with a separate dining section. All bedrooms are good sized with the master bedroom featuring magnificent bay windows with amazing valley views, r/c air con, a large walk-in robe and good sized ensuite with large corner bath and separate toilet. The minor bedrooms wing of the home also includes a study with built-in desk and cupboards and the minor bedrooms with new carpets and walk-in robes and reverse cycle air con to beds 3 and 4 and a walk-in robe to bed 2. Outside entertaining is with fabulous views from a 12m x 6m powered gabled patio area with concrete floor and full length easy maintenance café style blinds making it an all year round experience. There is also a powered workshop for storage, but several ideal locations to put in a monster shed/workshop. Quiet location, but just minutes away from Fergusons' breweries and wineries and on the local bus run to local schools. Call local long time Ferguson resident Tony Roelofsen on 0438 026 611. FEATURES: • Hilltop location with breathtaking Ferguson Valley views. • Vistas abound from every room of the house. Private location. • 43 acres, electric fenced paddocks, 2 dams, 130,000 litre water tank with solar pump. • Large 4x2 home with study. • Central open plan living areas with reverse cycle air conditioning to games, family, meals and a separate front lounge and dining areas. • Lovely renovated kitchen – granite benchtop, big breakfast bar, shoppers' entry from remote double garage. • Magnificent master bedroom – stunning views from bay windows, includes walk-in robe, r/c air con, large ensuite with corner bath, separate shower, separate toilet. • Separate study – built in desk and cupboards. • Minor bedrooms with new carpets – all good sized. • Bed 2 – built-in robe, bed 3 and 4 – walk-in robes and r/c air con. • 12x6m powered gabled patio, concrete floor, full length café style blinds which utilize stunning views. • Low maintenance auto retic lawns and gardens. • Powered workshop, but several great locations for monster shed. • Just minutes to Ferguson wineries and breweries and on the local bus run to schools. Call local long time Ferguson resident Tony Roelofsen on 0438 026 611. 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