

314 Collins Road, Crooked Brook, WA, 6236

Rural For Sale

Friday, 27 September 2024



314 Collins Road, Crooked Brook, WA, 6236

Bedrooms: 4

Bathrooms: 2

Type: Rural



Ruth Nandapi

0419955965

Country Living at its Best!

Strategically located on the edge of the Darling Scarp this magnificent lifestyle property enjoys views all the way to Bunbury. Breathe in the fresh country air and enjoy the expansive views.

As you come up the tree lined driveway you will find everything you need to enjoy a relaxed country lifestyle - impressive country style home, big shed, pool & plenty of space for outdoor activities.

Built in 2002 this commanding family residence has been strategically located to capture the views and designed to accommodate a growing family with separate wings for parents & children or guests.

The home features:

- A large open planned living area in the centre of the home with Bamboo flooring and high raked ceilings, enhancing the feeling of space. Aneeta sashless windows along the front of the living area allow you to regulate fresh air flow, whilst providing a beautiful outlook across your green paddocks. A set of bi-fold doors leads to the wide front verandah, perfect for a long table lunch or evening drinks as the sun sets on the horizon. A tile fire turns this room into a cozy living space in the winter months & there are two RC air conditioners.
- The beautifully appointed kitchen is finished in neutral tones with stone benchtops, plenty of drawers, extra large fridge recess, Miele dishwasher, Falcon freestanding double stove, microwave recess, large breakfast bar and the convenience of a scullery for extra storage and electrical appliances. A large window provides a direct line of sight to the swimming pool.
- Adjacent to the main living area is a parents retreat which could also be used as a games room or second living area.
- The master suite is privately located at the northern end of the home. A large panoramic window provides a lovely view over the paddocks, whilst catching the sun in the winter months. A walk in robe provides plenty of storage and a brand new ensuite will be sure to impress, with freestanding vanity, large shower & toilet. Tiled to the ceiling this modern ensuite exudes class & style.
- A large study is located at this end of the home which is also well suited for a nursery.
- A hallway leads off the main living area to the kids wing of the home.
- Three extra generous bedrooms all have built in robes and ceiling fans. A central activity area provides a great place for the kids to escape for a movie, a playroom or homework area.
- The family bathroom has also been recently renovated and features a luxurious deep bath, screened shower, freestanding vanity & floor to ceiling tiling.
- The laundry provides a generous workspace with a large bench with cupboards and drawers underneath, overhead cupboards, rail for the ironing & double linen press. A separate toilet is located off the laundry. A sliding door to the outside provides a good entrance after a busy day outside.
- Wide verandahs extend around the home with sizeable outdoor areas for entertaining on both the west and east sides of the home.
- A walk in cool room on the verandah provides plenty of fridge space, ensuring you only need infrequent trips to the shops & there are always cold drinks on hand.

Other infrastructure includes:

- 21m x 9m powered shed for storing farm vehicles & machinery as well as providing good workshop space. A double garage with auto door has been added onto the end of the shed perfect for parking cars, the boat or caravan.
- Six paddocks with troughs & electric fencing plus a small set of stockyards. The property has comfortably carried 25 head of cattle in addition to cutting hay.
- Chill out in the 12mx4m pool, surrounded by aggregate concrete, with room to put your sunlounges under the frangipani's.
- Retained garden beds surrounding the house, with established roses & plenty of space for a kitchen garden.
- Fully reticulated gardens and lawn surrounding the house which provides lots of space for the kids to enjoy outdoor pursuits.
- 180 000 litre rainwater tank that supplies the house plus a bore that feeds a header tank for garden reticulation and

troughs.

- Solar system on the shed to assist with utility bills.
- Chook house and established fruit trees.

Live the farming lifestyle whilst enjoying all the conveniences of Dardanup & the Ferguson Valley only 10 minutes away, and an easy commute to Bunbury only 25 minutes away.

Inspection by appointment only.