

**Lot 104 McDermott Road, Dumbarton, WA 6566**



**Sold Lifestyle**

Sunday, 13 August 2023

Lot 104 McDermott Road, Dumbarton, WA 6566

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 19 m2**

**Type: Lifestyle**

## Contact agent

UNDER OFFER Ray White Mandurah in conjunction with Ray White Dalkeith are proud to present this aspirational home with panoramic views to the market. Come and explore this rare combination of place, provincial position and panorama. Discover this rare opportunity....an elevated large 5x2 contemporary residence in a tranquil and stunning setting overlooking the Toodyay Hills. Lot 104 is situated at the end of a quiet cul-de-sac in the exclusive Mountain Park Estate, just 8km from the historic town of Toodyay. The 2008 built, double brick/colourbond home sits on 19.60 hectares (48.5 acres) of rural bliss. The silence is deafening, the serenity is timeless, the scenery just divine. The front gate entices you up the 300m+ bitumenised driveway, winding its way up, passing a large 7.5m x 16m shed/workshop with a substantial attached lean-to, suitable for a caravan or boat. The driveway continues skirting a granite outcrop next to two huge water tanks, 153,000 litre rain and 92,000 litre bore, before arriving at the pinnacle position of the property. The home has an abundance of parking including the convenience of a circular driveway and an oversize double, lock-up garage under the main roof. Upon entering, you pass the spacious master bedroom and ensuite on your left and a sunken lounge on your right. Continue on into the main living area with open plan dining and family room and a huge wood heater for those cold winter evenings. The heart of the home is a kitchen, big enough to dance in, with European appliances, bench and cupboard space aplenty and granite bench tops. The massive 80m<sup>2</sup> alfresco can be accessed from the family and dining room via sliding doors. With its stunning panoramic views, making it an entertainer's dream and one sure to impress your guests. In the distance, you may even catch a glimpse of the Indian Pacific on its weekly journey or a wedge-tailed eagle looking for its next meal. Venture outside for a stroll around your own slice of paradise, No need to worry about noise pollution here! Additional features of the home include:- Home theatre with dimmable LED downlights and its own R/C Aircon unit- Study nook- 5 good sized bedrooms, each with built-in robes and situated opposite end of the Master- Main bathroom with twin vanity, shower and oversized bath- Spacious laundry with storage and plenty of bench space- 3 kw solar panels- 'Solahart' hot water system- Productive bore with good water quality- Retained and tiered paths with raised veggie beds- Lush gardens with a mixture of native and European plants (partly reticulated) Convenient grocery shopping at Toodyay (8 km) IGA, Northam (24km) for Woolies, Coles, Aldi etc...., Midland Gate Shopping Centre (65km). Ideal AIRbnb potential (subject to council approval) .Contact Garry Maddeford 0409 200 054 or Gary Dundon 0478 950 811 to discuss your thoughts, our beliefs and the owners wishes.