

Sold



80 Clearview Rtt, Bullsbrook



A COUNTRY LIFESTYLE YOU WILL LOVE!

Unrivalled cul-de-sac tranquillity awaits you here in the form of this sprawling 2.89-hectare property in gorgeous Bullsbrook where a charming 3 bedroom 2 bathroom residence at the centre of it all benefits from breathtaking panoramic bush and valley views, as well as plenty of equine potential within close proximity of the bridle trail.

Neighbouring the freestanding home are a round yard, a square horse arena and two large stables that can be converted into four standard-sized ones. There is also a tack room for good measure.

The three dams on the property are beneficiaries of good water supply, whilst the fire-break doubles as an extra paddock, just in case some more room is required for the horses. A huge 9m x 7.6m (approx.) workshop shed has 24 volts and three-phase power, with ample electrical points inside sure to keep the budding tradesperson of the family very happy.

The house itself is dominated by an upper-level floor plan where beautiful double French doors off the massive wraparound balcony deck reveal a spacious open-plan living, dining and kitchen area that is the heart and soul of the home with its soaring high exposed – and raked – ceilings, as well as solid wooden floorboards to warm your senses. The acreage also plays host to a separate 1x1 studio or “granny flat” (6m x 4.5m approx.) with new carpet and a new shower to accompany the toilet in the ensuite, alongside a ceiling fan, air-conditioning, high raked ceilings and a connecting patio/verandah for outdoor entertaining with a spectacular vista – the perfect extra accommodation for an extended family with teenagers,

3 2 6 2.80 ha

Price	SOLD for \$550,000
Property Type	Residential
Property ID	74
Land Area	2.80 ha

Agent Details

Hadley Shearn - 0488 012 000

Office Details

Mortar & Soul
45 Ventnor Ave West Perth WA
6005 Australia
08 9429 8808

mortar & soul
REAL ESTATE

grandparents or an exciting rental/investment prospect.

All of this and more could be yours in the serenity of a "local traffic only" setting close to the recently-opened North Link Highway, as well as Bullsbrook College and the Bullsbrook town centre just a few minutes away down Chittering Road. Now this is living!

Other features include, but are not limited to;

- Quiet "local traffic only" location less than 60 minutes from Perth's vibrant CBD
- Gated front and rear driveway access
- Various French doors and windows upstairs
- Split-system air-conditioning, a ceiling fan and a wood fireplace with a stone feature to the upper-level living/dining area
- Tiled kitchen with Westinghouse gas-cooktop and oven appliances, a storage pantry and awesome panoramic views
- Large carpeted upstairs master bedroom with built-in wardrobes, split-system air-conditioning, a ceiling fan, double French doors extending out to the balcony and a stunning slice of the majestic vista to wake up to
- Carpeted 2nd upper-level bedroom with a built-in robe, split-system air-conditioning and leafy views
- Main upstairs bathroom with a bathtub and showerhead – plus views while you wash up before dinner
- Separate upstairs toilet
- Carpeted downstairs 3rd bedroom with semi-ensuite access to the laundry-come-second bathroom (with a shower and toilet) off the private under-cover entertaining area beneath the main floor
- Feature skirting boards
- Separate 1x1 studio or "granny flat" (6m x 4.5m approx.)
- Winter creek on property
- Brand-new stock pump
- 3.8-metre (approx.) lean-to next to the powered workshop shed
- Double carport
- 14 rooftop solar-power panels (3kW system) – with transferrable 48c government rebate still in place until 2021
- Automatic water trough to paddocks
- Water-filter tap
- Bottled gas to property
- Reticulation
- Bore on property – with windmill tank
- Fruit trees
- NBN internet connectivity on street
- Electric fencing for added security

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.