

**32 Windmill Avenue, Serpentine, WA 6125**

THE AGENCY

**Acreage For Sale**

Friday, 17 January 2025

32 Windmill Avenue, Serpentine, WA 6125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 703 m2**

**Type: Acreage**



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## Buyers guide offers over \$1.1 Million

This serene rural property is a rare gem, perfectly designed for horse enthusiasts while catering to the needs of the entire family. Nestled among lightly treed open spaces, this property offers endless possibilities, from starting a hobby farm to simply enjoying the peaceful lifestyle and extra space.

**The Home:** Step into a spacious and welcoming residence that combines comfort, functionality, and charm.

**3 Bedrooms:** Including a master suite with an ensuite and walk-in robe.

**2 Bathrooms:** Practical and well-appointed for family living.

**Modern Kitchen:** Features sleek granite benchtops and a contemporary open-plan design.

**Living Areas:** Expansive spaces with tiled flooring and evaporative ducted air conditioning for year-round comfort.

**Indoor-Outdoor Bliss:** Entertain with ease under the protected patio, complete with a deck, built-in bar, BBQ, and outdoor lounge. A slow-combustion wood heater adds ambiance, making this area perfect for Western Australia's balmy evenings.

**Overlook a sparkling below-ground pool and portable spa**—a haven for relaxation and hosting friends.

**For Horse Enthusiasts:** This property is a dream come true for horse lovers, offering exceptional facilities:

**American-Style Barn:** Features 8 fully lined boxes, tack room, 2 wash bays, and a breezeway.

**6 Day Yards:** Mesh-lined with rubber partitioning for safety and comfort.

**Round Yard & Paddocks:** Includes 6 paddocks, 4 of which are reticulated, ensuring ample space for your horses to thrive.

**Additional Features:**

- Workshop with Power:** Accommodates projects and storage.
- Fully Fenced:** Ensures security and privacy.
- Sustainability:** Equipped with a septic tank, submersible bore, bottled gas, and 2 leach drains.

**Prime Location:** Conveniently close to local Horse & Pony Grounds, local public and private schools, and just a short drive to Baldivis for all your shopping needs.

**Why This Property?** Whether you're an equestrian enthusiast or simply looking for a peaceful rural retreat, this property has it all. It's ready to welcome a new family to create cherished memories in a stunning country setting.

**Don't Miss Out:** Contact us today to secure this idyllic property and start your new rural adventure!

**Disclaimer:** This information is provided for general purposes only and is based on details supplied by the Seller. Buyers are encouraged to conduct their own due diligence.

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