

**141 Chislehurst Avenue, Stratham, WA, 6237**

*Elders*

**Acreage Semi-rural For Sale**

Tuesday, 26 November 2024

141 Chislehurst Avenue, Stratham, WA, 6237

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: Acreage Semi-rural**



Karen King

0424139624

## A One-of-a-Kind Owner-Built Home in Stratham

It is my absolute pleasure to introduce 141 Chislehurst Avenue, Stratham to the market on behalf of the Sellers.

Nestled in the serene semi-rural locality of Stratham, within the Shire of Capel, Western Australia, this remarkable home offers peace, privacy, and stunning natural beauty. Located just minutes from Geographe Bay and the Bussell Highway, Stratham is approximately 16.3 km (15 minutes)\* from Bunbury and 34.9 km (35 minutes)\* from Busselton. With easy access to the new Ring Road and the Bussell Highway, traveling to Perth is a breeze.

### The Home:

This exceptional property was owner-built in 2011 and spans 576 m<sup>2</sup>\*, sitting on a generous 2.11 ha (5 acres)\* of land with uninterrupted bush views. From the moment you enter the front gates, you are greeted by a tree-lined driveway featuring Liquid Amber and London Plane trees. The established grounds are fully reticulated via a bore, with a large 250,000-litre\* water tank supplying both the house and the workshop.

The home is a short drive to the beautiful Beaches the Southwest has to offer.

### Key Features:

#### 3-Phase Powered Workshop:

Part 1: A spacious main workshop with 3 manual roller doors, high ceilings, and a lean-to designed for a caravan or large boat.

Part 2: Upstairs on the mezzanine floor offers ample storage space plus 2 bedrooms with split system air conditioning. Downstairs includes a fully functional kitchen overlooking the family room.

Sustainability: The property is equipped with 5 kW solar panels, 3 electric hot water systems, 2 large septic tanks, and gas bottles for a sustainable lifestyle.

### Outdoor Living:

Underground Fibreglass Pool: Located at the front of the house, this pool is perfect for year-round enjoyment.

Timber Decked Entertaining Area: This fully enclosed space includes quality outdoor roller blinds, a pizza oven, built-in BBQ, and 2.5 m<sup>2</sup>\* verandas that wrap around the home for outdoor relaxation and entertaining.

### Additional Features:

Chook Pen: With laying chickens.

Market Garden: Featuring a variety of fruit trees, all fully fenced.

Fully Reticulated Grounds: Ensuring lush, well-maintained gardens and lawns.

### Interior Highlights

High-Quality Italian Stone Flooring: From the moment you enter the home, the beautiful stone flooring draws you in, offering a luxurious and timeless aesthetic.

Natural Light: High raked ceilings allow natural light to pour in, creating a bright and welcoming atmosphere.

Comfort & Climate Control: Equipped with 2 ducted Daikin air conditioning units to ensure year-round comfort.

Bedrooms:

5 Bedrooms: Each with built-in robes, ceiling fans, and roller blinds (in 2 bedrooms), plus quality tiling throughout.

Resort-Style Ensuite: With stone benchtops, his-and-her sinks, a large shower, heated towel rails, and a separate toilet.

Living Areas:

1st Lounge: Located off the parent's wing, featuring a projector and screen, perfect for family movie nights.

2nd Lounge: Situated off the teenager's wing, ideal for a study or relaxation area.

Kitchen:

Fully equipped with top-quality appliances, stone benchtops, a dishwasher, plumbing to the fridge recess, breakfast bar, and a pantry. It overlooks the open-plan meals area and family room, which also includes a wood fire and ceiling fans.

Laundry & Additional Bathroom:

The laundry also features stone benchtops and ample storage.

Bathroom #2 includes a corner spa, stone benchtops, his-and-her sinks, and a shower.

Shape

The quality craftsmanship, attention to detail, and loving care that has gone into creating this family home are clear throughout. This is a rare opportunity to purchase a property that offers so much space, tranquillity, and a wide range of features to cater to every lifestyle need.

To arrange your private viewing, please contact Karen King on 0424 139 624.

Don't miss out on this once-in-a-lifetime opportunity to own a one-of-a-kind home on your very own piece of paradise.

Shire rates \$3,162.40 approximately \*

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising when making a purchasing decision.