

**130 Rookwood Street, Henley Brook, WA 6055**



**House For Sale**

Tuesday, 7 January 2025

130 Rookwood Street, Henley Brook, WA 6055

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 8**

**Area: 4 m2**

**Type: House**



Patrick Harper  
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## From \$2.68 mill

Situated on 10 acres in the heart of the Swan Valley is this superb property offering a multitude of lifestyle options and opportunity. Whether you are a horse enthusiast, big entertainer or looking for dual accommodation, then this property with the added bonus of potential subdivision (STCA) will tick all those boxes for those searching in the Swan Valley. Immaculate 4 bedroom 2 bathroom main residence Plus a separate 2 bedroom 1 bathroom granny flat Huge outdoor alfresco/entertaining area with BBQ Purpose built games/gym room with kitchenette & bathroom Covered low maintenance heated pool adjacent to alfresco A large separate second alfresco/entertaining area Eye catching security electric gated entrance to property New wide bitumised driveway from property entrance Huge 200 sqm 3 phase powered shed with toilet & office facilities Ancillary self contained powered Donga adjacent to shed 5.5 kw solar panel system & high raised shed door entrances Extra utility/implement shed or further undercover parking Mains water connected plus domestic bore for reticulation Also 120,000 rainwater catchment tank also used for gardens 5 stable complex (2 WIWO & 3 BOX STABLES), water & lighting Nearly full sized dressage arena with open range riding area Fenced paddocks for a variety of livestock and or horses Lush green lawn areas surround the home with kids play area Property has 2 street frontage - Rookwood & Saunders street Situated on 10 acres with the potential to subdivide (STCA) Located at the end of the street with no through traffic ensuring privacy Walking distance to a variety of Swan Valley boutique Breweries/restaurants For more information or to arrange a private viewing, please call PATRICK HARPER - 0413 440 107 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.