

**135 Shenton Road, Barragup, WA, 6209**

**Harcourts**

**House For Sale**

Wednesday, 20 November 2024

135 Shenton Road, Barragup, WA, 6209

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## The Lakehouse

Beautifully secluded and uniquely encircled by water, this tranquil lakeside retreat provides unmatched privacy, captivating lake views from every perspective, and the perfect setting to embrace a quiet semi-rural lifestyle. Spectacularly positioned on the shores of Black Lake, this vast 5-bedroom property spans across nearly six acres surrounded by gum trees and natural bushland, offering the ultimate freedom of country style living.

- Quintessentially Australian, the limestone construction of the home offers natural insulation, while the wraparound veranda creates shaded outdoor spaces to enjoy stunning views from every corner
- Double front doors open into an home with high ceilings and thoughtfully designed living spaces
- The formal dining room and sunken lounge are perfectly framed by the serene lakeside setting
- Complete with a wood stoking fireplace, the family living and dining area adjoins the alfresco through glass doors, seamlessly blending indoor and outdoor living while offering serene views of the surrounding landscape
- Featuring wrap around windows to maximise views across the natural landscape, the functional kitchen includes a walk-in pantry, gas cooktop, dishwasher and a classic wood burning stove
- Spacious and private, a separate study is located at the front of the home
- Off the kitchen, the studio offer an ideal space perfect for creative projects
- The master suite boasts a picturesque lake outlook, and includes a walk-in robe, plus an ensuite complete with a dual vanity, glass frame shower and WC
- Each with outdoor access and lake views from most rooms, four minor bedrooms are large enough to accommodate queen sized furniture and include built in robes
- Family bathroom, with separate bath, shower and vanity
- The huge, grassed backyard offers loads of space for kids to run and play, bordered with fencing for added peace of mind
- Big enough to host summer parties with friends and family, the swimming pool offers a cool place to refresh and relax in the warmer months
- An expansive 12 x 9m workshop with providing undercover parking for up to 4 vehicles, with ample space for additional boat, caravan or vehicle parking in the yard
- Ducted air conditioning and ceiling fans throughout
- Ample storage solutions including a generously sized walk-in storeroom keep your spaces effortlessly organised
- A bore system provides water for the lawns and garden
- Rain water tanks
- 3.78 KW Solar panels
- Sprawling across a vast 24,124 m<sup>2</sup>, enjoy endless adventures with plenty of open space perfect for horse riding, quad biking, and exploring the great outdoors
- With ample space to keep horses and pet farm animals, this property offers a unique lifestyle for your family to embrace nature and create lasting memories
- Conveniently close to town yet far enough away to enjoy the peace and serenity, beaches, private & public schools, and shops are all accessible within a 10 minute drive,
- Freeway access is only 3 minutes away for easy commuting to Perth