

144 Waterwheel Road, Bedfordale, WA 6112



House For Sale

Saturday, 11 January 2025

144 Waterwheel Road, Bedfordale, WA 6112

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 55911 m2

Type: House



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From \$2,200,000

This extraordinary property of 13.8 acres is without a doubt one of the finest in Bedforddale. A 5x2 with a 1x1 granny flat, it's set around 300 meters back from the already virtually traffic-free road, this is seclusion at its finest. These words and those photos are never going to do justice to this property so if you like what you see here, you're going to love it when you see it for yourself.

INSIDE This magnificent Plunkett home features five bedrooms, two bathrooms, and a study. It has three tremendous living areas and an outdoor living area that is sure to be a big part of your life in this property. The kitchen is at the heart of it all, it overlooks the main living space and out the glass doors to the stunning backyard. It's a tremendously functional space and is sure to be at the centre of day-to-day activity in this home. You will be hard-pressed to beat this floor plan, it really functions so very well, and everywhere you sit, stand, or work you can enjoy the view of your magnificent acreage. You can see the layout in the floor plan in the photo reel. The front lounge or games room has an open fireplace, and you can imagine this being the ultimate place to unwind on a wintery Sunday afternoon. The activity room behind the kitchen is a real highlight and is well appointed with built-in furniture and so much storage. It's super practical as an area to keep the kid-stuff in one spot and still have them nearby while all the day to day activity goes on around the house.

THE BEDROOMS The master suite is truly superb, with an incredible bathroom and a well-appointed walk-in robe. The secondary bedrooms are all of a very good size and feature ample space for larger furniture styles. All of them have built in wardrobes and two of the four feature bespoke built-in cabinetry and with the magnificent main bathroom servicing all of these rooms your kids or your guests won't be leaving anytime soon. In addition to the bedrooms, there is a separate study, so all five bedrooms are for beds and the study is for studying. There's no compromising here! The whole home features ducted reverse cycle air conditioning and there are high-quality fixtures and fittings throughout the home, this really is one high-end property.

THE GRANNY/NANNY/GRANDMA/PA/TEENAGER/RETURNING FAMILY/FOLKS FROM OVERSEAS/WHEN-WILL-THEY-MOVE-OUT FLAT I have no way of knowing who wants to be living under your roof but this is a great way to give them their own roof so you have yours without the fuss. This beautifully designed and virtually brand-new home is unbeatable for any family who wants the benefit of having everyone together, but slightly separate. Featuring high quality fixtures and fittings it's an absolutely outstanding, free standing home with endless opportunity built in. Did someone say Air BNB?

OUTSIDE "Outdoor Entertaining" is redefined by this place. With the huge alfresco area offering around 75 square meters of covered entertaining area, this is an incredible place to entertain yourself or the masses. It's such a huge venue you'll likely be taking bookings for weddings and parties because everyone wants to be here. As you sit back and enjoy the outlook you really do feel like you're in some kind of southwest winery, with beautiful lawns leading right up to the magnificent natural bushland this is truly a delightful place to be. The alfresco area overlooks the pool. The verandas wrap right around the house and the rural setting we find ourselves in here is truly complemented by this design. The asphalt driveway running from the front gate right down to the house and workshop really allows you to feel as if you are arriving at some kind of exclusive resort. The shed is awesome and has power and even has a basic bathroom set up so you can clean up before you head inside, it's an incredible place to get cracking on those projects you always wished you had the space for. The shed has a separate section that has been insulated and lined to be a hobby room, with air conditioning and power to create an awesome space to enjoy. There's brilliant workspace beyond that with a sea container set up with a covered area for parking and projects. It's unbeatable storage and offers great potential for hobbies. The paddocks are excellent, with great works completed making it suitable for the horses, the alpacas, the chickens and more. There's water to the paddocks and various shelters along with a feed shed. The boundary gate provides access to around 300 hectares of state forest where you can ride those horses, run for miles, or even walk the alpacas if you want. And there's so few people out here no one's even going to judge you for it.

WHAT ABOUT THE WATER? Scheme water is not available here, but you don't need that chlorinated, fluoridated, chemical-tasting tap water. You have a high-quality bore servicing the property and it's filtered and perfected with a state-of-the-art purification system. You have water in abundance in this property. Look around, there's no staining on this pristine, lush, green property. There's a lot to talk about with all of that and I'll explain it when you get here.

THE BLOCK You would have seen something from the photos and something from the video but until you arrive and walk around it you won't realise how beautiful this property is, the huge 370 metre driveway is a highlight and there is a firebreak the whole way around the property for kids on quads, seniors on scooters and folks on foot. You'll find roos in the adjoining state forest, kookaburras in your trees, and awaken to marvellous birdsong most mornings. There are some beautiful trails that have been created through the native bushland part of the property, and they've even created a little camping area so you can get away right

here at home. WHERE IT IS Set in a cul-de-sac street there is state forrest at the end of the street. You can access the state forest from the gate at the end of the property so you can walk straight out to that from here. WHAT NEXT Viewings are exclusively by appointment, so hit the email agent button on this webpage and we will be in touch to set up a time for you to view this beautiful property for yourself.