

**26 Guernsey Rise, Lower Chittering, WA, 6084**



**House For Sale**

Friday, 15 November 2024

26 Guernsey Rise, Lower Chittering, WA, 6084

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Clint Tomasovich

## " Big , Bigger , BEST "

**\*\* BUYER ALERT \*\*** be sure to view the PREMIER DRONE Footage of this show case property by simply clicking on the " PLAY " key

Need more space for your family , livestock and large toys ?

Well this is a serious contender folks !

Commanding modern family 4 x 2 plus study + activity home nestled on 6.12 acres boasting glorious countryside vistas that stretch for mile and miles....

Upon entry be amazed by the ginormous family / meals & kitchen featuring both reverse cycle air con and wood fire heater.

Kitchen is a Master chef dream having solid stone benchtops - soft closing drawers - double fridge recess - spacious pantry whilst enjoying those incredible views.

French doors lead into huge family Theatre room to enjoy popcorn / movie time

Master bedroom can host any size king bed suite also having TV connection - dual walk in robes - resort style ensuite with dual chrome shower fittings - stone top vanity

All remaining bedrooms are queen size with two hosting built in robes and one with walk in

Versatile home office could also be a 5 th bed option or games room area. Separate activity room perfect for the kids play time.

Additional features also include ; 5 KVA 18 x panel Solar System / Internet / Solar HWS / LED lighting / Insulation / easy care garden + pond feature

Work shop shed is approx 12 m x 8m - 3 Phase power - toilet - insulation plus a large enclosed side annex with bar being the ultimate man cave

Water supply is via a huge 158,000litre rain water tank there is also a winter catchment dam for livestock.

Vege patch / horse day yard plus horse shade shelter is in place

BONUS: easement along side boundary can be used for horse access to horse bridle trail

3 / 4 of title is main prime clay loam pastured fields suitable for your livestock pursuits

Front quarter portion of title is park land natural vegetation - wild flowers - trees

Winter brook is situated other side of eastern boundary and is public open space / horse bridle trail

Location is prime being private and scheduled though only minutes to Immaculate Heart College / sporting grounds / bike park for the kids

Both Tonkin HWY / Great Northern HWY are a easy 10min drive to access for Perth CBD / Air port commute

Extensive amenities within Bullsbrook Township itself is merely 15min away and Muchea amenities only 10min.

This truly must be seen to be appreciated !

For more information contact Local Ray White Rural Specialist Clint Tomasovich Ph : 0403359919 or Email : [clint.tomasovich@raywhite.com](mailto:clint.tomasovich@raywhite.com)

Start living tomorrow's dream , TODAY !!!