

312 Lefroy Avenue, Herne Hill, WA 6056



House For Sale

Tuesday, 7 January 2025

312 Lefroy Avenue, Herne Hill, WA 6056

Bedrooms: 9

Bathrooms: 3

Parkings: 12

Area: 3 m2

Type: House



Mark Hay

Expressions of Interest

Nestled in the gorgeous Swan Valley, this is absolutely the very best animal lover's paradise I have ever seen. It's everything your family, pets and you have ever dreamed of. They will love you for life in this paradise. Set on 3.27 hectares, there is a grand seven year young rambling farmstay homestead boasting generous proportions everywhere, with four bedrooms, spa in the master suite with a unique connecting nursery or office, a movie theatre, double ovens and double convention cooktops, this home is set up for the serious fun loving family, with industrial grade dryer and washer; solar panels that halve your power costs and a glorious alfresco area, with a fully insulated ceiling and full commercial grade shutters all round. This house is the epitome of farm style living, without sacrificing all the city living creature comforts. The house boasts ducted air conditioning through out, then for the large families and generational families there is a unique attached granny flat, with three bedrooms and a massive totally enclosed outdoor entertainment area, plus there is a supersized hot tub, nestled in a gorgeous garden setting. Beyond that there's a massive 12 car garage, currently set up as one of the biggest and best personal gyms I've ever seen (all gym equipment included). There is a generous hot house / nursery ready for a serious gardener, to propagate and grow some great blooms, herbs, and flowers. All watered from a newly service bore, that has serious potential for converting to potential commercial use. Now for the animal's paradise, one of the biggest and best cat runs I've seen, where your furry felines are able to do a 50m plus circuit, with a brilliant obstacle course to keep your felines healthy, happy, and fit. Unbelievably the cats even have their own lily pad water feature, there's a massive aquarium (not remaining), multiple open areas for dogs, puppies, and pooches. Even your chickens will be the envy of the Swan Valley in a coupe befitting "To the Manor Born". Then your ponies will also be living in luxury, boasting multiple large paddocks and yards, including one with a large dam which is topped up by the bore water. A generous high roofed all purpose shed with hot / cold running water and power – this is your huge man cave, truck workshop, hay shed, storage and with so many other uses. The whole property is fenced with superior pine-post railing, with dog mesh and hot-wired. Absolutely perfect for your families' horses or starting up a mini stud. The property boasts many 50-year-old white gums, giving shade, greenery, and energy to your new beautiful Swan Valley ranch. Paradise continues with multiple fruit trees, with very mature mango trees, mulberries, figs, limes and then of course you will be able to tend your own veggie patch. This property ticks so many boxes and is perfect for those seeking the unique City and Swan Valley lifestyle. It is also ideal for multigenerational families; with over seven bedrooms and three bathrooms, and so much space to live your ideal life to the fullest. Ideal for the farmer looking for a city base with a massive truck and storage area, with two street access and two entry points enabling a drive through. It's ideal for bigger machinery or truck owners. If you're seeking a base to profit from, whether it be agistment to kennels, cattery or equine stud, this unique property is well worth your inspection today. For sale by Expressions of Interest, the property is available for inspection by appointment only. Take a look at the 3D Matterport. Contact us today to ensure your new city/farm lifestyle. Disclaimer: All particulars, photographs, videos, plans and information provided on this website are for general informational purposes only and do not constitute any representation or warranty by the vendor or agent. While every effort has been made to ensure the accuracy, completeness, and currency of the information presented, these are a collection of views and thoughts only. It is not intended to be legal, financial, or real estate advice in any shape or form. Users are strongly encouraged at all times to conduct their own due diligence and seek independent professional advice tailored to their individual circumstances before making any legal, financial, or property-related decisions.