

347 Elleker-Grasmere Road, Elleker, WA, 6330

House For Sale

Tuesday, 26 November 2024

347 Elleker-Grasmere Road, Elleker, WA, 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 12

Type: House

STANDOUT HOBBY FARM, IMMACULATE HOUSE & MASSIVE SHED

This beautiful hobby farm offers a coveted rural lifestyle with manageable acreage only 15 minutes from town, schools and other essential amenities.

The 4.5ha holding consists of a comfortable family home, an impressive 200sqm powered shed and mostly level, grassy land suited to numerous pursuits.

It's clear from the first glimpse of this property that it has been fastidiously maintained as it is immaculately presented and ready for occupation by those appreciating privacy, open spaces and the opportunity to achieve a degree of self-sufficiency.

The brick homestead, built in 1996, is sited towards the rear of the property, sheltered by a belt of mature gum trees.

Designed for comfort and with an abundance of storage, it takes in a lovely outlook over the property from every side.

All rooms are generously sized. At the front is an air-conditioned, carpeted lounge, open to the dining area and then the kitchen with gas cooking, a breakfast bar and a series of pantry cupboards ideal for storing preserves made from home-grown produce.

Front and back verandas provide excellent outdoor living options for barbecues or simply for relaxing over a cold beer and watching the kangaroos and native birdlife.

All three bedrooms are doubles with carpet and built-in robes. Nearby is the shower room and the laundry with the separate toilet.

A major attraction is the huge, secure shed. About 30m x 6m, is in two sections one for big machinery and the other a general-purpose area for farm supplies. Five high-clearance doors allow access for a tractor, caravan and other vehicles, and there's a workshop space as well as shelving and lighting.

Water is abundant from rainwater tanks as well as a bore supplying the land and reticulated gardens near the house.

Previously a productive potato farm, the land has also been used for hay production and is suited to a variety of horticulture ventures or running a few head of sheep.

The existing orchard of mixed fruit trees including apple, pear, feijoa and nectarine could be extended, and there's a veggie garden as well as space for a chook run near the house.

Everything is in excellent order at this exceptional property, which is reached via sealed roads and is offered for sale for the first time since it was established.

Main points:

- 4.5ha holding
- 15-minute drive from town on sealed roads
- Comfortable brick home
- Air-conditioned lounge, front and rear verandas
- Kitchen with gas cooking, breakfast bar
- Double bedrooms with robes
- Shower room, toilet off laundry
- Abundance of storage space
- Sensational 200sqm powered GP and machinery shed

- ☒ Ample rainwater and bore water
- ☒ Attractive gardens around house
- ☒ Grassy land, ideal for horticulture venture
- ☒ Assorted fruit trees, veggie garden
- ☒ Scope for expanding orchard, building chook run