

**52 Stock Road, Herne Hill, WA 6056**

**House For Sale**

Saturday, 18 January 2025



52 Stock Road, Herne Hill, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Penny Schouten  
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**From \$1,750,000**

About the property Country living at its best in an enviable location surrounded by paddocks with uninterrupted views across vines to the Darling Range. This 6.17 acre two-storey property is the perfect retreat! Situated towards the end of a rural cul-de-sac yet only 30km from Perth's CBD and 20kms from Perth International Airport. Follow the meandering driveway past the pretty lawned front garden with fragrant rose bushes and mature trees providing shaded areas to sit and enjoy the peace of this family home.

**GROUND FLOOR** The contemporary kitchen will delight with white cabinetry providing oodles of both cupboard and drawer space, a convenient breakfast bar, impressive Westinghouse pyrolytic Range Cooker with range hood above, space for a dishwasher and separate butler's pantry for fridges and even more storage.

**DINING** With glass sliding doors to the alfresco and a stylish wood burner this area is perfect for entertaining whatever the season.

**STUDY PLUS COMPUTER NOOK** The study overlooks the front garden and is adjacent to a versatile understairs area that is large enough to be a second office space or computer nook with built-in cabinetry (and a gun safe).

**GAMES ROOM** The games room is expansive with direct access to the alfresco and a bar to ensure guests are entertained in style. (Currently used as a separate annexe.)

**SEPARATE WING** In a separate wing are three Queen-sized bedrooms all with built-in wardrobes that share the family bathroom with shower, vanity, bath and separate w.c.

**LAUNDRY** Not missing out on style the laundry has white cabinetry and plenty of storage space with direct access to the second alfresco.

**FIRST FLOOR PARENTS' RETREAT** A private lounge with ornate balustrade and two enormous windows that overlook the front of the property with panoramic views across the valley to the hills beyond. This really is a parent's retreat and a place to relax and unwind.

**MASTER SUITE** The master enjoys views to the side of the property and a whole wall of wardrobes plus an ensuite with shower, vanity and w.c.

**OUTSIDE** Both sides of the property boast alfrescos providing a choice of entertaining areas. The rear alfresco features a pizza oven and an outlook across the arena and paddocks.

**ARENA** The 62m x 67m arena is enormous and would adapt to any discipline. Power is available for floodlights to be installed.

**ROUNDYARD** The large round yard has a diameter of 22m.

**WORKSHOP** The workshop is 10.5m x 7.3m and 4.3m high. The tack room area is 14.4m x 7.3m. The combined size is 24.9m x 7.3m. The mezzanine floor is 11m x 7.3m.

**SHED AND STABLES** The large shed is 20.5m x 12.5m and 4.3m high with full height sliding doors. There are 4 walk-in walk-out stables which are all 10.6m x 3m with the inside area of the stables being 5m x 3m.

**PADDOCKS** There are 10 fully fenced paddocks.

**WATER TANK** The bore supplies the automatic water tank with level controllers that continuously adjust the level of the water.

**TO SUMMARISE!** With chook pen, vegetable garden and productive fruit trees including passionfruit, pear, plum, orange, mandarin and dragon fruit the gardens are both beautiful and practical. The property features solar electricity, 6 split systems, a huge shed and workshop with 3 phase power, two entertainment areas, 4 stables with walk-in walk-out yards, round yard, arena and it offers privacy, tranquility and generous accommodation for everyone including the horses! Move in and enjoy! Please call Penny on 0420 556 332 for a viewing. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

**Property Features** Air Conditioning Outdoor Entertainment Area Built-in Robes Ensuite