

8931 West Swan Road, Henley Brook, WA, 6055



House For Sale

Sunday, 3 November 2024

8931 West Swan Road, Henley Brook, WA, 6055

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Prash Nayar

0894734888

Dream Swan Valley Retreat with Endless Opportunities!

Fixed Date Sale

All Offers Presented on or before 2nd of December 2024, sellers may accept an offer prior to get in touch asap!

SMS Prash for Buyer's Info Pack including Title, Block Plan, Contract of Sale and Price Guide

The Nayar Team is proud to present 8931 West Swan Road, Henley Brook for sale, featuring a 1970's double storey home at the back of a massive 7 hectares (approx 78990 m2) of land in the heart of Swan Valley!

Looking for a property that offers privacy, space, and endless potential? This unique gem in the heart of the Swan Valley could be the one you've been waiting for! Whether you're looking to establish a lifestyle business, embrace a tranquil rural life, or develop a tourism venture, this property has it all. Here's what makes it stand out:

Highlights of The Property:

Spacious Family Home: Large 4-bedroom, 3-bathroom brick and tile house, built with high-quality craftsmanship in the 1970s with renovated bathrooms and fully repainted, while still having a blank canvass to make it yours!

Private Outdoor Oasis: Secluded underground swimming pool next to a fully equipped alfresco area, perfect for entertaining.

Expansive Land: Sprawling over 2.03 hectares, including fenced paddocks, a private lake, and a winter creek.

Established Infrastructure: A large shed with a cool room, ideal for business operations or storage.

Vineyard & Orchard: Approximately 2.5 hectares of productive grapevines, offering income potential, alongside a small orchard.

Business Ready: A separate roadside shop with its own cool room and off-street parking on West Swan Road-perfect for selling produce, opening a café, or creating a roadside market.

Self-Sustainability: Includes a 15,700KL water license, providing ample resources to care for the property.

Solar Energy: Equipped with high-capacity solar panels for energy efficiency.

Location Benefits:

- Strategically positioned in the heart of the Swan Valley, surrounded by wineries, breweries, and tourist attractions.
- A peaceful and private setting, far from road noise but close to all the local action.

- Proximity to Key Locations:

- Perth CBD: Just a 30-minute drive.
- Perth International Airport: Only 20 minutes away, perfect for frequent travelers.
- Guildford & Midland Town Centres: Both less than 15 minutes away for shopping and amenities.
- Popular Venues: Minutes from Mash Brewery, Duckstein Brewery, and The Hen-ideal for weekend outings.

Endless Possibilities:

- Develop a lifestyle property with space for horses, horticulture, or tourism.
- Create a business with roadside retail and local produce sales, or turn the shed into a functional workspace.
- Plenty of room for a full-sized dressage arena and jumping area, catering to equestrian pursuits.

This rare opportunity in Swan Valley is only limited by your imagination. Please contact Prash on 0450 491 048 for a Buyers Pack today!