



L4499 Plantation Road, CAPEL, WA 6271

HOME AMONGST THE GUM TREES

This home on 67 acres may be an older style, however recent renovations have turned it into an extremely comfortable, luxury farmhouse without losing any of its original charm. Packed with features and realistically priced it is sure to appeal to a family needing room to move, those who are looking for the ideal 'tree' change, the B & B enthusiast, the hobby farmer or as a money making potential for the investor. Check out the many wonderful features it offers:

- *3 bedrooms, including 1 king-sized master bedroom and other 2 doubles
- *the master bedroom & 2nd(guest) bedroom have double french doors opening onto their own enclosed verandahs
- *master bedroom has a large walk in robe
- *study/office or option of 4th bedroom
- *smaller separate alcove for use as study/office/store room
- *3 separate living rooms
- *2 bathrooms - 1 an ensuite to master bedroom(only 4 years old), and other a

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TYPE: Sold

INTERNET ID: 2631086

SALE DETAILS

\$640,000

CONTACT DETAILS

SDEA Bunbury
13 Stirling Street
Bunbury, WA
08 9721 3533

Peter Snook
0419 924 197

semi-ensuite to 2nd(guest) bedroom

*verandahs on all 4 sides of house, 3 are enclosed, with timber decking and limestone flooring

*carport and sep shed capable of housing 3 vehicles

*one end of shed enclosed on 3 sides, suitable for home gym or games room

*kitchen has dishwasher, 900mm commercial-sized oven & double sink under bay window

*whole house has been recently insulated, with aircon in living area and ceiling fans in all bedrooms

*cosy wood fire in main living area for those chilly winter nights plus gas bayonet in other living area

*double french doors on all sides of the house ready to let the outside in and make the most of a cool summer breeze

*ceiling to floor double linen cupboard

* HUGE outdoor entertaining area complete with bar & ceiling fans, perfect for those balmy summer evenings with friends or enjoy unwinding after a hard day with a wine and a panoramic sunset

*ideally renovated to suit B & B potential

*outside freshly painted 12 months ago

*large herb garden plus 5 large vegie patches located next to an extensive fruit orchard including fig, mulberry, olive, almond, lime & mandarin trees to name just a few

*much of the garden reticulated

*large chicken run which houses chickens, geese, & ducks, all included in the purchase if you wish(currently getting 7-10 'free range' eggs a day!)

*only 20mins from Bsn, 7mins from Capel & 25mins from Bunbury, the fabulous South West is only a stones throw away!!

*2 large rainwater collection tanks

*bore and additional collection/filter tanks

*has the potential for clearing & farming, or you can enjoy the natural bushland with kangaroos for neighbours

*future potential for subdivision with Capel only 7 mins away

*owners need to sell quickly and are ready to move.

- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2





