



## 314 Fletcher Road, KARNUP, WA 6176

### AN EXCEPTIONAL OPPORTUNITY TO LIVE THE RURAL DREAM

Offering an idyllic lifestyle opportunity, this exceptional and newly built property sits upon 5 acres\* of tranquil land to offer a true sanctuary like appeal, whilst still only moments from all the conveniences of urban living. Designed as your own private haven, your gated entry opens to lush lawned gardens, with plenty of shady and established trees to ensure privacy within, while your bitumen driveway offers an inviting entry onto the land, and access to the home itself. Garaged parking sits to the front, while the interior spans an expertly designed and generous floorplan, with 4 bedrooms, 2 bathrooms and a multitude of living options throughout. A large open plan family hub serves as the heart of the home, with a central kitchen and scullery included, while a spacious home theatre, a separate activity room and a dedicated study ensure plenty of space for rest and relaxation within. The alfresco offers a breathtaking outlook across the land, with ample room to gather a crowd, while the neighbourhood kangaroos ensure a warm welcome home, with plentiful birds and wildlife to enjoy. And finally, a huge freestanding workshop is sure to meet all your needs with endless potential for storing the machinery, a private workspace or even a home business, with drive up access for convenience of use.

Placed just next door to the incredible Peel Estate Winery and facing the vast Rockingham Lakes Regional Park, this sensational location offers all the peace and quiet you could dream of, with easy access to both Baldivis and Secret Harbour for retail and recreational appeal. A choice of both public and private schooling is easily

**TYPE:** For Sale

**INTERNET ID:** 300P112581

#### SALE DETAILS

**Offer From \$1,800,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Bianca McKenzie**  
0422864960

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

within reach, while a variety of shopping and dining options are found across the neighbouring surrounds, with road and train connections providing seamless travel throughout. And for a true lifestyle setting, you have an endless array of family orientated activities nearby, including sporting facilities, a world renowned golf course and the pristine coastline and beaches, to truly offer the very best of both worlds.

Features of the home include:

- Oversized master suite, with a cooling ceiling fan, a huge walk-in robe and a modern ensuite with feature floor to ceiling tiling, a lengthy vanity and a shower with glass screening, plus a private WC
- Three further bedrooms, all with built-in robes and two with ceiling fans
- Central family bathroom, with a walk-in shower and extended vanity, plus floor to ceiling tiling
- Large laundry with extensive full height linen storage and direct exterior access
- Inviting kitchen, with a quality freestanding oven and rangehood, plus stone look benchtops and ample cabinetry included, with a large island bench for casual meals or gathering around and a water outlet for your fridge/freezer
- Scullery nestled beyond the kitchen, with yet more cabinetry and counterspace, plus a secondary sink, an appliance hutch and a walk-in pantry
- Open plan living and dining area, with both a cooling ceiling fan and downlighting, and expertly orientated to offer direct access to the alfresco and sensational views throughout
- Generous theatre or games room, with a seamless flow to the patio beyond
- Dedicated home office or study, ideal as a work from home solution
- Activity space between the minor bedrooms, with a playroom or additional living also possibilities
- Timber effect flooring across the entire residence
- Ducted reverse cycle air conditioning for year round comfort
- Extensive alfresco across the entire rear of the residence, with a gabled roof section and endless opportunity to entertain or relax
- Solar panel system with 10kw solar battery for energy efficiency
- Double remote garage for vehicle parking
- Substantially sized workshop 12x8x4m with 3 phase power
- Lawned gardens surrounding the home, providing a safe space to play and a breathtaking vista to the land beyond, with plenty of mature trees for shading
- 3 phase powered bore to reticulated gardens
- Fenced paddocks across the land
- Landscaped garden bed on entry with a variety of cacti and succulent
- Bitumen driveway with a feature turning circle for ease of access
- Gated entry and fencing throughout

Built in just 2022\* with 261sqm\* internally, this outstanding and immaculate family

home offers the ultimate in space, location and layout, with an inviting and carefully considered design for complete family comfort. While the location truly is a dream come true, with absolute seclusion on the doorstep, and every convenience close at hand.

A must view property, contact Bianca on 0422 864 960 today.

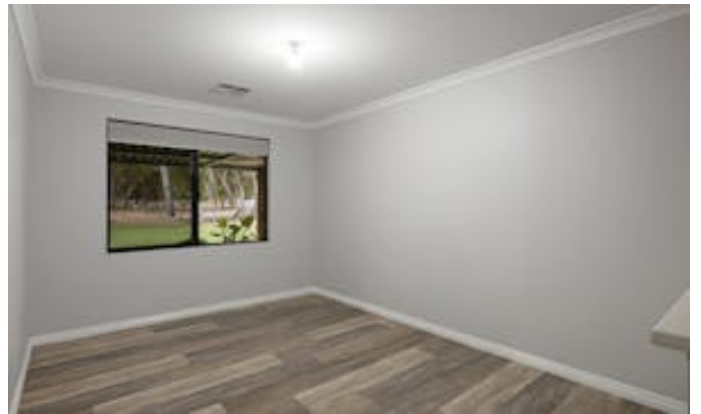
\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 2.01 hectares
- Building Area: 269.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





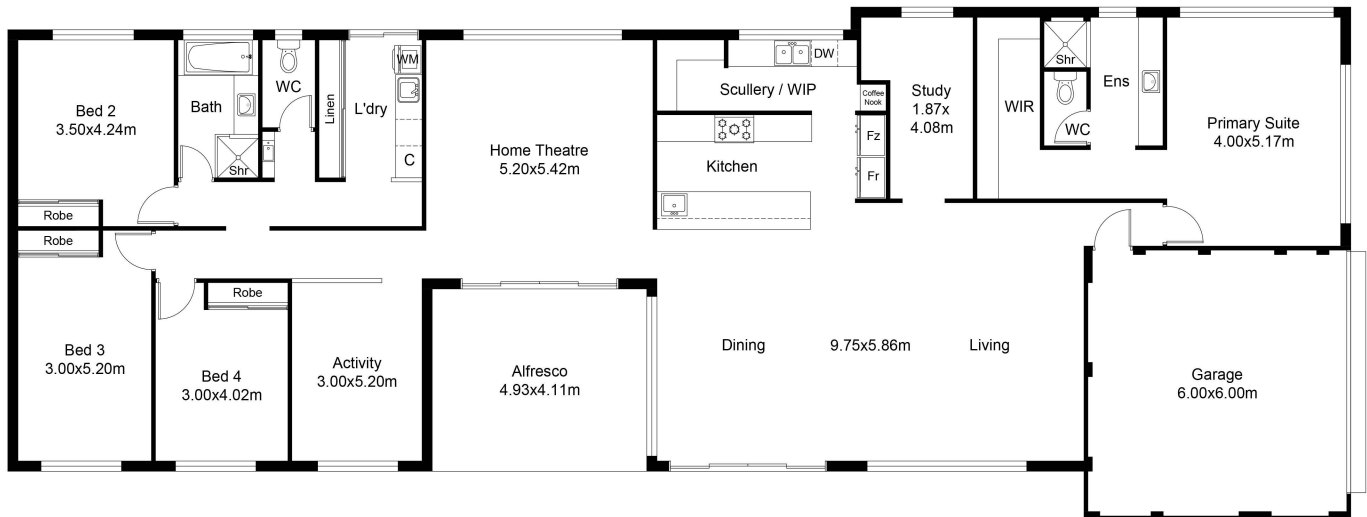












# FLOOR PLAN

House:	260.893 m <sup>2</sup>
Garage:	36.093 m <sup>2</sup>
Alfresco:	20.234 m <sup>2</sup>
Total Area:	317.220 m <sup>2</sup>

## Floor Plan - 314 Fletcher Road, Karnup