



67 Ajana Drive, MARBELUP, WA 6330

Extra Big Home, Shed, and Land – Lifestyle Spectacular

This incredible new listing is the lifestyle property you have been waiting for, with everything you want, everything you need, and more, in one fabulous package. The home was built in 2019 and has been little used, presenting in as-new condition. With an enormous 266sqm of internal living, a brilliant floorplan with plenty of living spaces, plus some excellent features like ducted air-conditioning throughout and a large solar array, this is an amazing home that is a blank canvas for the biggest family. Set in a quiet and peaceful area with plenty of trees to rest your eyes on, the piece of land at just over one hectare in size has plenty of room for rambunctious children, pets, even a horse. Add to this package a fabulous high span powered shed of approximately 180sqm with four high clearance doors and heaps of room to store the toys, have a workshop, storage, and more, in a beautiful peaceful location amongst other quality properties, approximately 10 minutes to central Albany, and near amazing beaches and the stunning South Coast, this property really is the ultimate lifestyle package.

- 2019 quality-built home, little used and presenting in as new condition
- Fabulous floor plan with 266sqm of internal living, with a wide array of spaces to suit any family
- Beautiful kitchen with stone benchtops, quality appliances, dishwasher, and enormous butlers pantry

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.

TYPE: For Sale

INTERNET ID: 300P162660

SALE DETAILS

Offers above
\$1,250,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

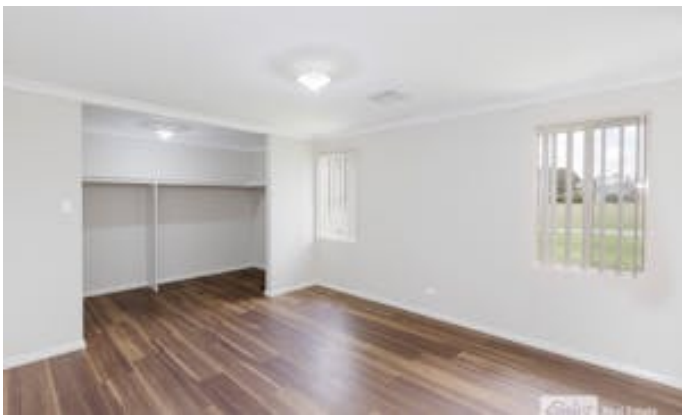
Blair Scott
0459 024 026

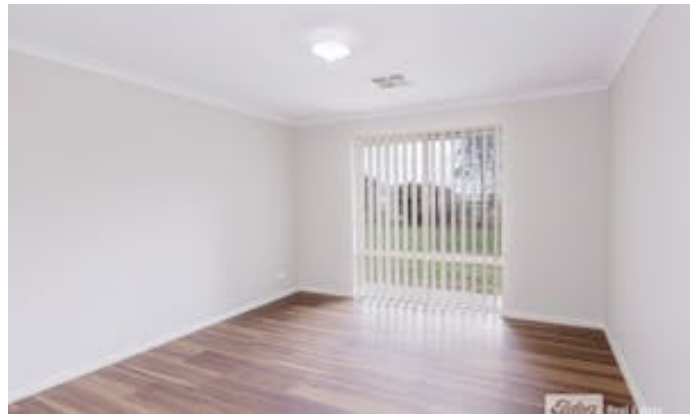
- Huge open-plan living plus separate study, theatre, and a large kids activity room
- King-plus size master with brilliant ensuite including deep bath, walk-in shower, and double vanity
- Very spacious family bedrooms all with built-in robes
- Really well set up family bathroom area with bath and shower room, separate vanity area, and separate WC (great for multiple kids!)
- Double garage under main roof
- Powered high span shed (approx. 180sqm) with four high clearance doors
- Outdoor entertaining area for a barbecue or drinks, looking over expansive grounds
- Excellent 1ha of land, easy to look after, a blank canvas for you to paint your masterpiece
- Huge solar array, gas instant hot water service, gas bottles, ducted reverse-cycle air-conditioning throughout, dishwasher
- Peaceful lifestyle area surrounded by other quality properties
- Approximately 10 minutes to thriving Albany with a stunning south coast beaches and scenery right on your doorstep
- Extremely easy access to the airport and Perth

Lifestyle properties are hard to come by at the moment, particularly ones like this with such with a home of such outstanding quality, and the shed of your dreams, with that extra spacious piece of land - this property will be in hot demand. For your private inspection or more information please contact Blair Scott on 0459 024 026.

- Land Area 1.0754 hectares
- Building Area: 266.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Ensuite














FLOOR PLAN

House	266.45 m ²
Garage / Store	38.84 m ²
Airfresco	21.34 m ²
Verandah	11.75 m ²
Total Area	336.38 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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