



73 Viscount Heights, LOWER KING, WA 6330

Stand Out Soul with Farmland and Porongurup Views

There once was an artist from Switzerland. This wonderful lady moved to Albany and built a series of homes, always unique, designed to capture the best of natural light, warmth, and views, and built by the best builders to the best standards and incorporating natural and recycled materials to bring incredible warmth and soul. This superb home is the final one built, and the crowning glory of the portfolio.

Built in 2005 by esteemed local builder Zac Caramia, this magical home sits in an elevated position on the corner lot of Sheringa Park, backing on to farmland with a stunning outlook across the property, to horses and cattle grazing beyond, framed by the Porongurup Range in the distance. Designed with a northerly aspect, the home is filled with natural light, with abundant glazing maximizing the lush and relaxing outlook. Pitched ceilings, recycled jarrah floors and doors, stone fireplace, and granite benchtops create a wonderful ambience and incredible warmth and soul. Outside, the landscaped grounds bring in abundant birdlife, and include veggie beds, a brand new 50sqm shed/workshop, dog enclosure, and more.

This is not an enormous home but it is an absolute standout for astute buyers who value quality and style. This is a wonderful block, and an amazing home, ideal for young families, professionals, and retirees. If you want something special, that special is hard to find, and this special might just be it.

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: 300P185406

SALE DETAILS

**Offers above
\$1,070,000**

CONTACT DETAILS

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

Blair Scott
0459 024 026

- One-off design, exceptional quality build by Zac Caramia in 2005
- Northern orientation, full of light with views across farmland to Porongurups
- Extensive use of timber and recycled materials creates beautiful homely ambience
- Stunning open-plan living with vaulted ceiling, recycled timber floors, and stone fireplace
- Granite top kitchen, Miele appliances, beautiful outlook
- King-size master with built-in and walk-in robes, entrance to deck
- Spacious ensuite with bespoke glass vanity
- Two additional king size bedrooms, one currently set up as separate lounge
- Artists studio with separate entrance, RC-AC, would also suit games room
- Glorious block of just under 3ac backing on to farmland
- Trees, natives, and abundant birdlife
- New 5m by 10m shed/garage/workshop with power and water, plus garden shed and carport
- Dog shelters and enclosure, would also suit other animals
- Scheme water, rainwater, retic, enclosed veggie area with raised beds
- Close to King River for fishing, walking and kayaking
- Close to Great Southern Grammar, Gull Rock Beach, with Nanarup and Two Peoples Bay close by. Approx. 15 mins to Albany

You will absolutely love this place. This is a home, not a house! Warm, cosy, soulful it just feels amazing. Surround yourself with character, sit inside by a warm fire and watch birds preening on the deck while horses graze in the distance. Enjoy a summers morning on the deck admiring greenery and the haze over the Porongurups in the distance. Relax while you only look at the world, and not neighbors soak it all in. This is a haven of peace and privacy, close to amazing beaches and waterways, and around 15 minutes to thriving Albany.

If you have been looking for something extra special, get in touch. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Area Views

- Land Area 1.2 hectares
- Bedrooms: 2
- Bathrooms: 2
- Double carport
- Ensuite











FLOOR PLAN

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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