



212 Goodwood Road, CAPEL, WA 6271

Luciani Stables - High-Performance Thoroughbred Training Facility with Exceptional Pedigree

16.09 hectares, 39.75 acres

An outstanding high-performance thoroughbred training facility with a rich history of success is presented for genuine sale! Home to renowned racehorses such as Marocchino (14 wins, \$1.495 million in stakes and bonuses), Hot Zed (11 wins, \$1.16 million), and Young Lionel (9 wins, \$592,000), this property is also the residence and training base of Hall of Fame trainer Lou Luciani and Trish Roberts.

The beautifully appointed home offers spacious and comfortable living, with high-quality fixtures throughout. Porcelain floor tiles grace the main living areas, while a large sunken central family room creates a welcoming hub. The magnificent kitchen, overlooking the pool, features stunning jarrah benchtops and premium appliances.

A separate formal lounge at the front of the home provides the perfect space for entertaining or relaxing. The master bedroom is a serene retreat, complete with a spacious ensuite and large walk-in robe. Three generously sized carpeted minor bedrooms, plus an office/nursery or potential fifth bedroom, offer ample space for family or guests. The large semi-enclosed outdoor entertaining area is ideal for year-round gatherings and overlooks a sparkling pool with built in spa, equipped with a heat pump and built-in cover.

TYPE: For Sale

INTERNET ID: 300P186012

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Adrian Carroll

0401 524 295

The property's impressive race results are a testament to its elite training facilities, which include:

- Barn with 6 insulated, rubber-lined boxes
- Electric horse walker (8-horse capacity)
- GP shed with 2 additional stables
- Feed shed
- Workshop
- Tie-up and wash bays
- 6 large spelling paddocks
- 14 horse paddocks (all with electric fencing)
- Horse shelters
- Jogging track

Water security is assured with two submersible bores used to irrigate all horse paddocks and gardens. Domestic water is supplied via 180,000 litres of rainwater storage.

Ideally located adjacent to the Capel Horse & Pony Club, the property also offers quick and easy access to Bunbury Racecourse and Trotting Track, Tuart Forest bridle trails, Forrest Beach, and the Capel township, which provides supermarkets, medical services, and recreational facilities.

With too many features to list, this property truly must be seen to be appreciated.

Contact exclusive selling agents Adrian Carroll or Noel Jones of Elders Real Estate South West to arrange your private inspection.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) 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 16.0863 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







