



106 O'Connell Street, LITTLE GROVE, WA 6330

Luxurious Country Retreat – Oasis of Elegance

Set privately amongst lush bushland in one of Albany's most sought-after lifestyle locations, this magnificent residence delivers the ultimate in quality, space and tranquility. A previous HIA "Rural Home of the Year" winner, it offers more than 314sqm of superb living, complemented by outstanding shedding, manicured gardens and an effortless indoorâ## outdoor flow that's perfect for family life and entertaining on any scale.

Every detail speaks of excellence - from the craftsmanship and thoughtful design to the calm, light-filled interiors and the spectacular natural setting. This is a property that truly has it all: luxury, privacy, practicality and undeniable beauty, all set in premiere lifestyle destination with world-class beaches and National Parks on your doorstep, and outstanding natural beauty everywhere you look.

Key Features

- Ultimate quality lifestyle property, spectacular home, sheds, and immaculate grounds in stunning setting
- Private and serene oasis amongst the bush

TYPE: For Sale

INTERNET ID: 300P188807

SALE DETAILS

Low to Mid \$2 Millions

CONTACT DETAILS

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

Blair Scott
0459 024 026

- Top quality of build and finish by highly respected Caramia Homes, winner of HIA 'Rural Home of the Year' 2010
- North facing to maximise natural warmth and light
- Fabulous floorplan with massive 314sqm of living. Extremely generous rooms and great life-friendly layout
- Supreme ambience of quality and calm inside the home, with delicious views of lush green gardens to relax the soul
- Beautiful kitchen, quality appliances, great bench and storage space, huge butlers pantry. Make cooking a delight and brilliant for entertaining
- Kitchen open-plan with (and connects brilliantly to) generous dining and large lounge, all taking in restful garden views
- Enormous games room with jarrah floor and pitched ceiling complete with Velux skylights, bifold doors to mega outdoor entertaining for next level indoor-outdoor family gatherings and parties
- King size master with walk-in robe. Beautiful ensuite with floor to ceiling tiles, walk-in double shower, and spa bath looking over gardens
- King and queen size family bedrooms, unusually large, all with built in robes
- Ducted air-conditioning for year-round comfort
- Wool insulation, instantaneous gas hot water (x2), stone benchtops, store room, ducted vacuum
- Extra large double garage with storage and workshop space (62sqm)
- General purpose shed approx. 6m x 12m for workshop and additional vehicle storage
- Beautiful lush green lawns surrounded by natural bush, creating an incredible setting. Gardens fully reticulated from bore
- Custom boat/van shed approx. 10m x 5.6m, high span door and easy access
- Chook run, garden sheds, cubby, firepit area, bore
- Located in very popular Little Grove. Local shop just a few hundred metres away, Yacht Club close by, great primary school, ovals, skate park, playground. This is a safe suburb very popular with families
- Only ten minutes to the centre of thriving Albany, world class beaches, National Parks, and tourist attractions within fifteen minute drive

This is a home that brings people together. Whether it's relaxed Sunday brunches that flow from the kitchen to the alfresco, kids playing on the lawns, or unforgettable celebrations in the vast games and entertaining zones - everything here has been designed for comfort, connection and joy.

At the end of the day, retreat to the master suite and soak in the quiet beauty of the gardens, or wander outside to the firepit as the stars emerge. 604 Frenchman Bay Road isn't just somewhere to live - it's a place to belong, to breathe, and to fall in love with every single day.

Viewing by appointment only. For your private inspection or more information please contact Blair Scott on 0459 024 026.

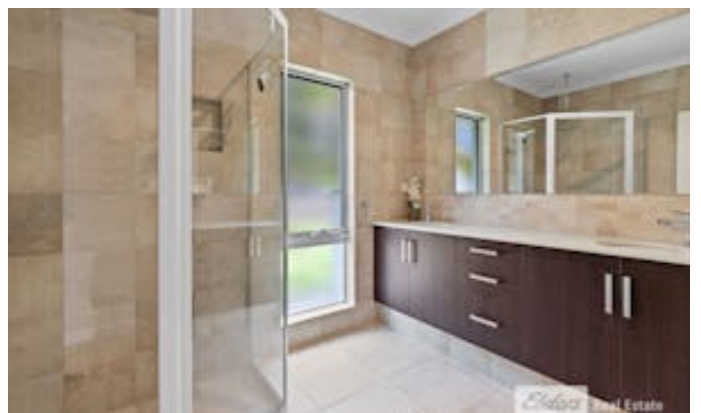
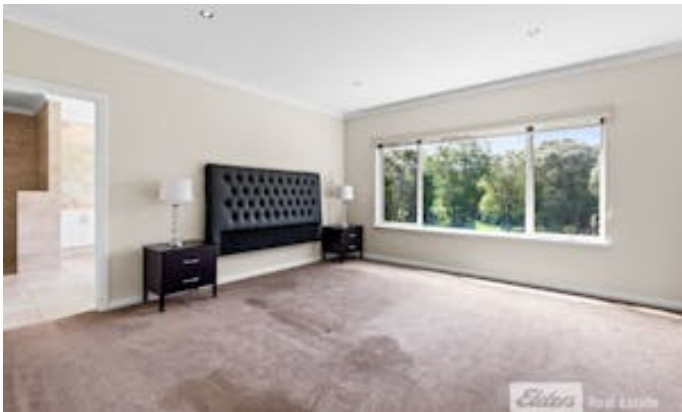
Note - this property is formally known as 106 O'Connell St, Little Grove.

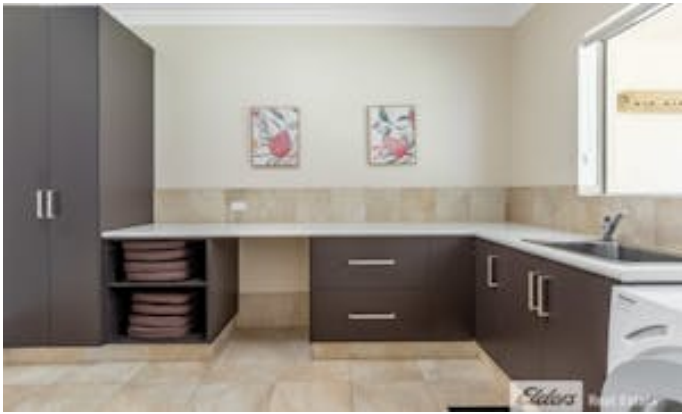
Other features: Close to Schools, Close to Shops

- Land Area 1.6187 hectares
- Building Area: 314.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Double garage











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.

604 Frenchman Bay Rd, Little Grove