



198 Braidwood Road, MOUNT BARKER, WA 6324

A Breathtaking Lifestyle Retreat in Mount Barker's Finest Pocket

There's a certain magic to 198 Braidwood Road - one of those properties where the shift in atmosphere happens the moment you turn in.

Close enough to town to make daily life easy, yet tucked into the peaceful Braidwood Heights, it feels like stepping into your own private outlook point over the Great Southern.

The driveway winds gently upward through established gardens, and with each metre climbed, the world seems to open a little wider.

By the time you reach the house, you're looking out over a landscape that stretches for kilometres.

Rolling farmland, iconic peaks, and the soft curve of distant hills create a backdrop that constantly changes with the time of day and the weather.

On clear mornings you'll even catch Albany glinting far away.

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: 300P189161

SALE DETAILS

Offers above
\$1,175,000

CONTACT DETAILS

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

Neels Delport
0450 451 401

It's the kind of setting that turns your alfresco into the best seat in the house, whether you're greeting the sunrise with a warm drink or closing the day with something cold and well-earned.

The home itself, completed in 2015, blends contemporary design with an easy-going, practical flow.

Built and designed with space and flexibility in mind, it's the sort of place that adapts to you rather than the other way around.

Natural light fills the living areas, the vaulted ceilings lift the space, and a striking feature wall grounds the open-plan heart of the home.

The kitchen is made for cooks and entertainers alike, supported by a generous scullery/butler's pantry that keeps life running smoothly.

- Four well-sized bedrooms
- Separate office
- Theatre/activity room give everyone room to spread out.
- Granite, travertine, exposed aggregate
- Scandia wood fire, gas heating
- Reverse-cycle air conditioning
- Sliding doors out of all the bedrooms

Beyond the walls, the property leans into a lifestyle that's both simple and rewarding.

Set on 2ha, it's just the right size for a few animals or future projects, without being overwhelming.

There's a large separate garage for hobbies or storage, two massive rainwater tanks, fruit trees, a chicken coop, a fire pit and a woodshed-all tucked neatly into the landscape without spoiling the sense of openness.

Whether you want to keep the property exactly as it is or explore ideas for passive income, there's plenty of scope.

Living here puts you right on the edge of some of the region's best natural experiences.

The Porongurup and Stirling Ranges are practically on your doorstep, offering world-class trails, climbing.

And within half an hour, you can be standing on the rugged coastline of Albany or Denmark, taking in the kind of scenery people travel across the world to see.

With cooler summers, a growing food and wine scene and a strong connection to the outdoors, the Great Southern continues to be one of WA's favourite lifestyle destinations.

Whether you're a family looking for space, someone transitioning off larger acreage or a lifestyle seeker wanting a gentler way of living without losing modern conveniences, this property offers a rare balance.

Key Points that make this property stand out, and need to be experienced by yourself include:

1. Uninterrupted panoramic views across the Porongurup's, Manypeaks and beyond
2. Architect-designed 2015 steel-framed home with quality finishes throughout
3. Lifestyle-ready 2ha with fruit trees, chook run, fire pit and large garage
4. Prime Braidwood Heights setting-peaceful, private, yet minutes from town and nature trails

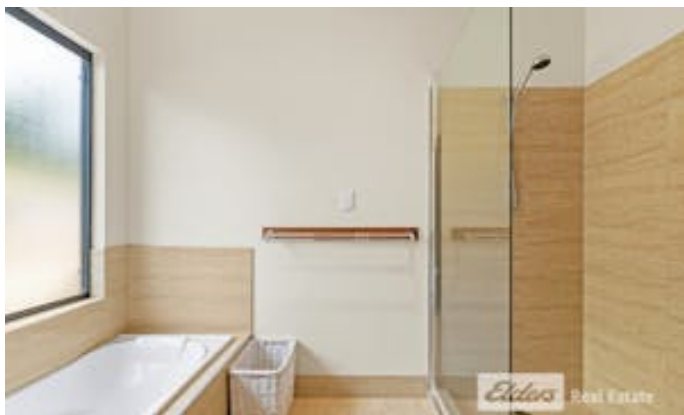
For a personal walk through or more information, contact Neels Delport on 0450 451 401.

Other features: Area Views, Bush Retreat, Carpeted, Disabled Access, Heating, High Clearance, Water Front

- Land Area 2.01 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- 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.

198 Braidwood Road, Mount Barker