



131 Chardonnay Drive, LOWER CHITTERING, WA 6084

" PURE RURAL LUXURY & CLASS "

**** BUYER ALERT **** be sure to view the Premier Drone footage by simply clicking on the " PLAY " key within images

Magnificent Rural Masterpiece immaculate in presentation rare find in any local market.

Commanding 4 x 2 + office solid double brick family residence boasts near 300SQM in living area along with HIGH COURSE CEILINGS THOUGHOUT is second to none !

Nestled within 5 beautiful acres of commanding Jarrah / Red Gum tree's - Birdlife - Spring Native wildflowers this lifestyle offers pure tranquil escapism

Situated within the very private Old Winery Estate Lower Chittering

Unique owner build floorplan will host multi generation family with ease.....

TYPE: For Sale

INTERNET ID: 300P191602

SALE DETAILS

From \$1,395,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway

BELMONT, WA

08 9422 2444

Clint Tomasovich

0403 359 919

Upon entry is the grand entrance with French doors leading on towards the ginormous open plan family - meals - kitchen areas.

Tablet controlled Reverse Cycle Ducted Air Con 9 x Zones throughout.

Kitchen hosts extensive bench space / power points along with double fridge recess-concealed cabinet dishwasher recess - duel 900mm oven / cooktop - soft closing drawers

French doors spacious theatre room ideal for family popcorn / movie time !

Master bedroom overlooks resort swimming pool area with direct access outside - huge duel access walk in robe featuring custom robes - duel access ensuite / chrome fittings / full length tiles / duel basin vanity / soft closing drawers - TV connection

Remaining bedrooms ALL QUEEN SIZE - Built in robes - TV connection

Home office is large with desk top area more then enough for 2 x adults to use plus door access outside to recess alfresco area

Garage is high course for larger 4 x 4 trucks and above is pull out staircase to access above attic with power / lighting for extra storage

From internal family room a ginormous 6m + bi fold door access leads onto the rake timber ceiling patio outdoor area enabling extra ,extra living area for special occasion family / friends events

Additional features include ; ceiling fans - solar panels + inverter / solar hot water system / internet / septic

Fully fenced resort style swimming pool with astro turf overlooks the beautiful treed flora. Ultimate luxury design giving wellness retreat vibes.

Wokrshop is a huge 12m x 9m with high truss clearance with power / lighting / concrete flooring in place

Water supply is via the jumbo 150,000litre + Rain water tank

Extensive hardstand parking area / drive way allows you to park machinery - tradesman truck

Fruit tree's with tap point water connection offers you organic sustainable permaculture options.

Location is prime being only 5min to Immaculate Heart College - Church -Sporting grounds - bike park - horse bridal trails

Both Tonkin HWY & Great Northern HWY are within 8min drive to reach Perth CBD / Airport within 45min

Nearby is New Woolworths - Childcare Centre - McDonalds - Cafe

This Premier showcase property must be viewed to be truly appreciated.

For more information contact Local Elders Great Northern Rural Specialist Clint
Tomasovich Ph / Txt : 0403359919 or Email : clint.tomasovich@elders.com.au

Start living your tomorrow, TODAY !!!

Other features: Pool

- Land Area 5 acres
- Building Area: 289.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- Car Parks: 2
- Double garage







