

## 78 Boondine Road, MOKINE, WA 6401

Executive Intergenerational Dream on 12.84 Acres – Two Homes, Endless Possibilities

Set on an impressive 12.84 acres of Rural Small Holding land, this exceptional property offers a rare opportunity to secure two dwellings on one title, perfectly suited to intergenerational living, lifestyle buyers, or savvy investors.

Main Residence # Ross Squire Home (Built 2020)

A quality-built modern home designed for comfort and entertaining:

- 4 generous bedrooms, all with built-in robes and ceiling fans
- Master suite with stunning country views, ceiling fan, and ensuite featuring his & hers vanities and a large wet-room style shower
- Chef's kitchen with gas & electric cooking, dishwasher, and a fully equipped butler's pantry with second sink and power
- Open-plan living with slow combustion wood fireplace
- Ducted reverse-cycle air conditioning throughout
- Home theatre room flowing into a private study

**TYPE:** For Sale

**INTERNET ID:** 300P192504

### SALE DETAILS

**\$1,479,000**

### CONTACT DETAILS

**Elders Perth**

Level 2, 195 Great Eastern Highway  
BELMONT, WA 08 9422 2444

**Sharon Johnson**  
0418 958 651

- Stylish hybrid stick flooring throughout
- Main bathroom with floor-to-wall tiles, feature bath, glass corner shower, and large vanity
- Rear entertainer's patio overlooking the saltwater swimming pool and spa
- Solar system installed
- Two large sheds:
  - 108m<sup>2</sup> powered shed with concrete floor and evaporative air conditioning unit
  - 96m<sup>2</sup> open-front shed with gravel floor

#### Second Dwelling â## Flexible & Fully Furnished Wing

Designed with versatility in mind, this home can be used as:

- One very large residence, or
- Two separate living zones, thanks to a dividing door and second kitchen/living area

Features include:

- Fully furnished at one end â## sellers may decide to leave this space vacant for settlement
- NBN internet
- Reverse-cycle air conditioning & wood fire
- Huge master bedroom with walk-in robe
- 5 large bedrooms (queen-size friendly)
- Large kitchen with:
  - 900mm electric oven & gas cooktop
  - 600mm freestanding gas oven
  - Dishwasher
  - Double-door pantry & overheads
- Spacious dining and living areas
- Large double-door linen cupboard
- Huge decked outdoor area
- Outdoor fire pit for winter nights
- Fully fenced yard
- Double carport

#### Rural Infrastructure

- 3 large stock paddocks, all with troughs
- 20m x 60m purpose-built horse arena

- Three water sources:
  - Rainwater
  - Bore water
  - Scheme water
- 100,000L bore water storage for stock and gardens
- 9,000L mains water storage for household use

#### Investment & Lifestyle Appeal

- Ideal for intergenerational families wanting space while staying together
- Perfect for horse lovers or hobby farmers
- Strong investment potential with estimated rental return of approx. \$980 per week (live in one, rent the other)

#### Location

- Only 22km to Northam
- 67km to Midland
- 76km to Perth Airport

A rare opportunity offering space, flexibility, income potential, and lifestyle â## all in one remarkable package.

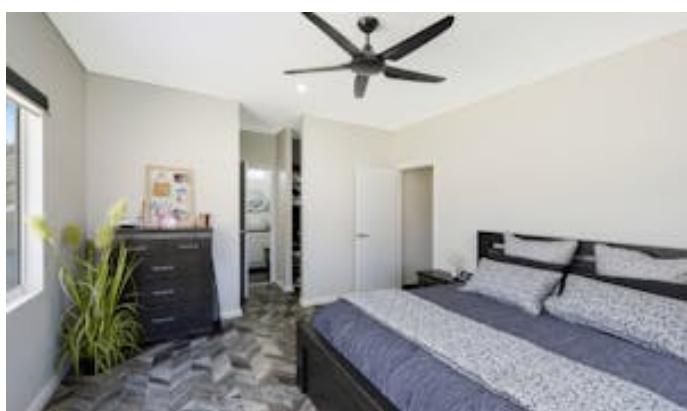
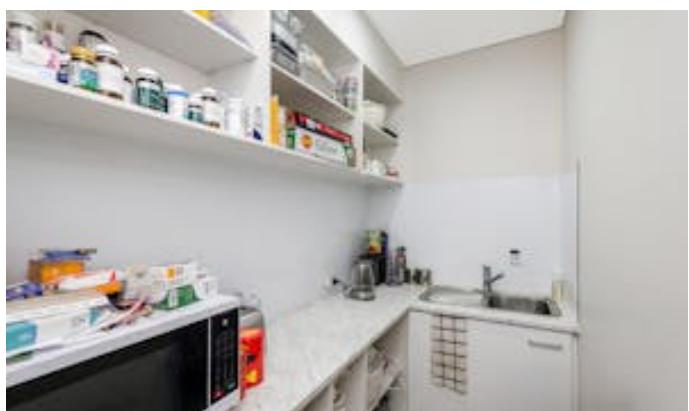
Properties of this calibre and versatility are seldom available. Inspection will not disappoint.

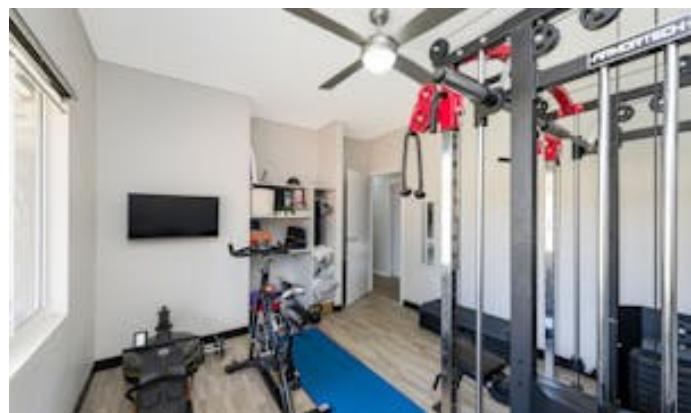
All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | [Sharon.Johnson@elders.com.au](mailto:Sharon.Johnson@elders.com.au)

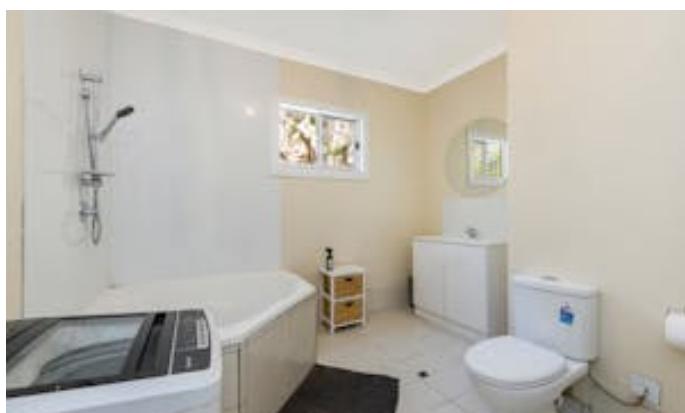
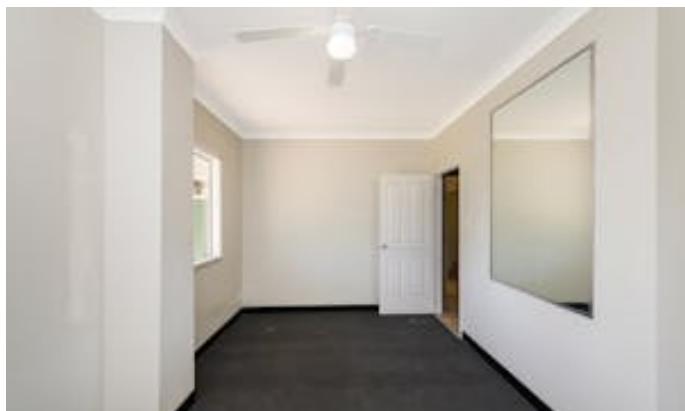
Other features: Bush Retreat, Car Parking - Surface, Openable Windows

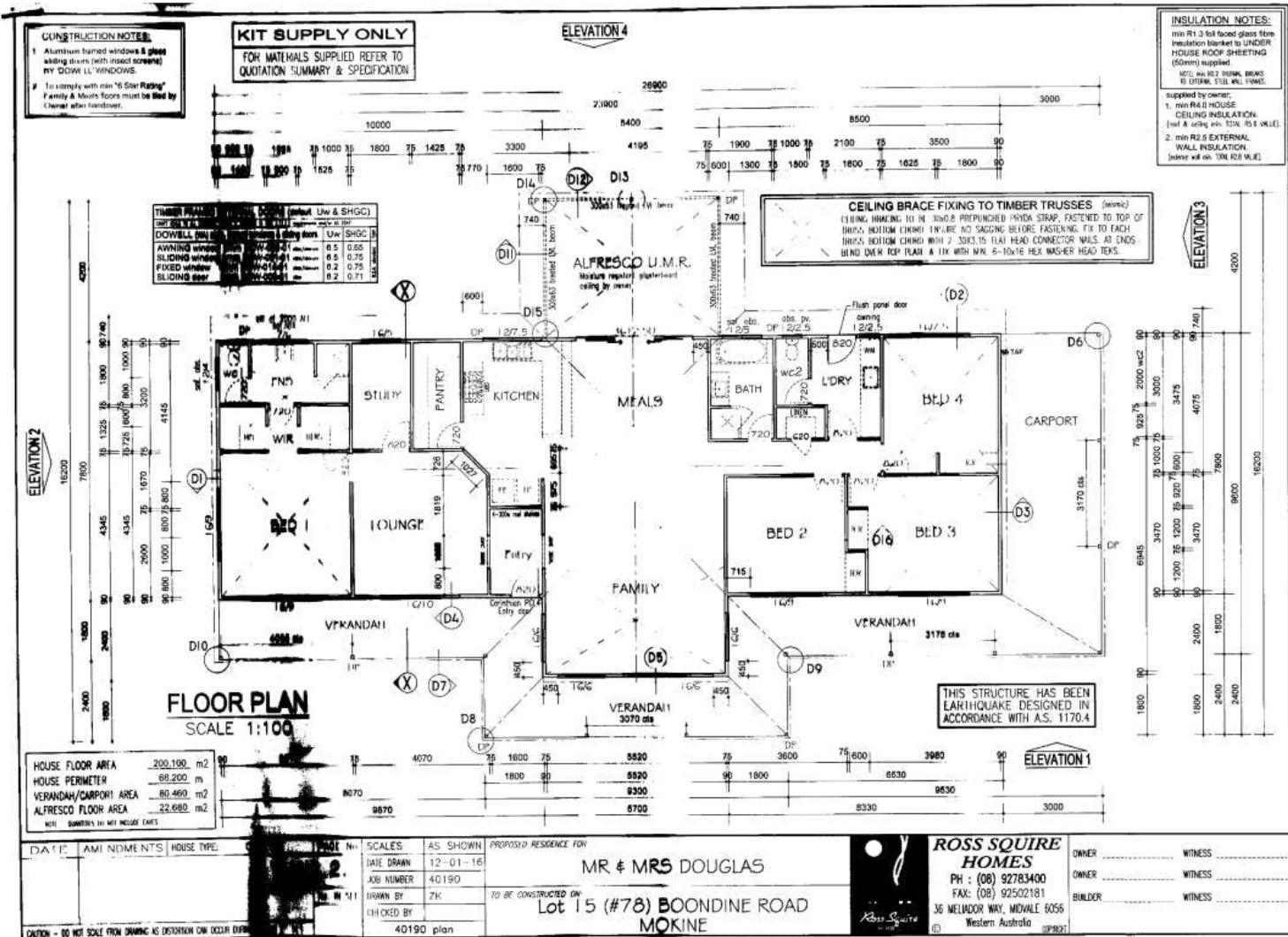
- Land Area 12.84 acres
- Building Area: 420.00 square metres
- Bedrooms: 9
- Bathrooms: 4
- Car Parks: 6
- Double carport
- Ensuite
- Floorboards

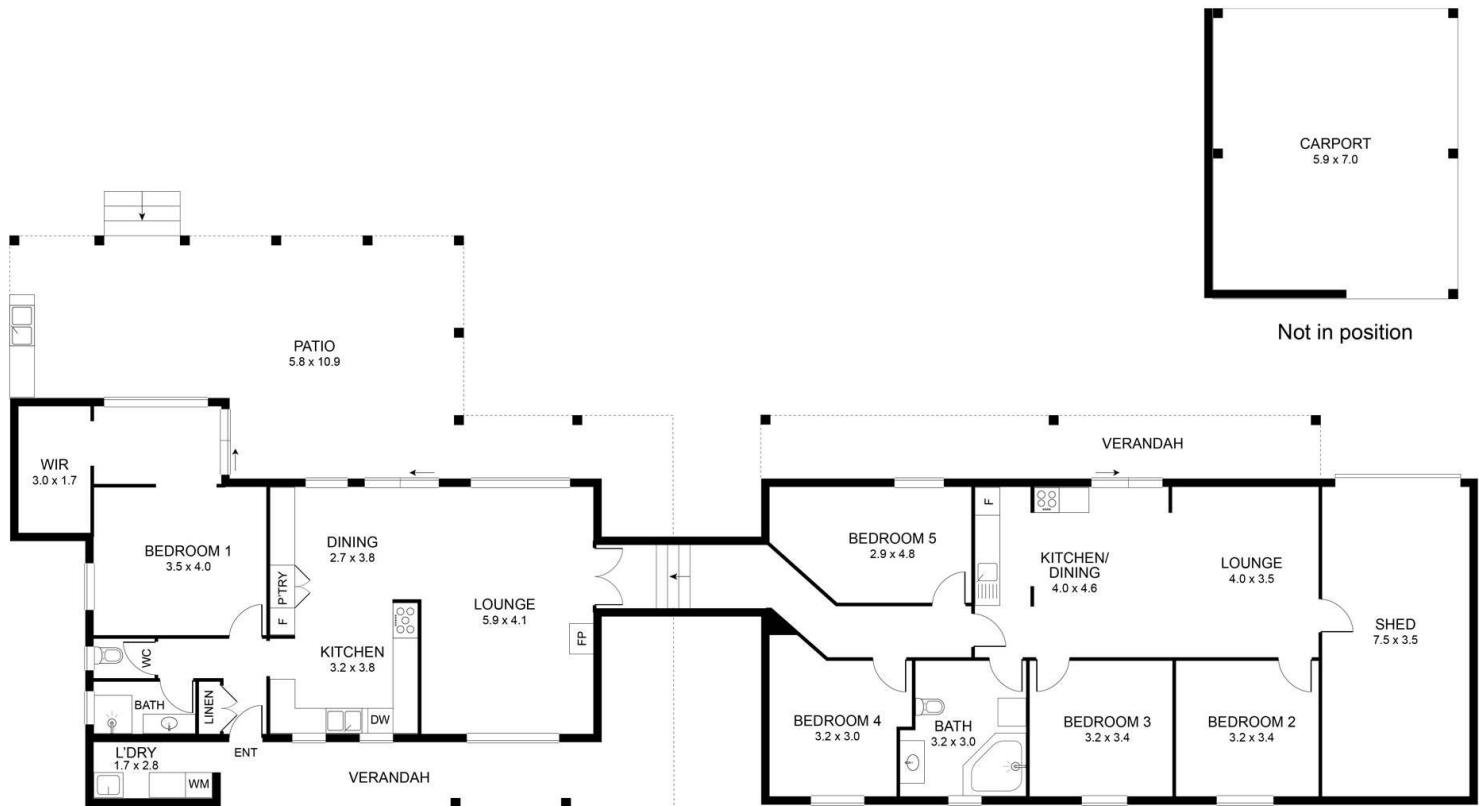












The floorplan is not to scale. Dimensions are approximate.