



## 92 Warren Road, MILLBROOK, WA 6330

### Grand Grounds, Giant Home

Buyers aspiring to an idyllic life on a few hectares and farmers looking to downsize to a more manageable rural holding will be impressed by the location, infrastructure and prospects of this inspiring property in Millbrook.

It consists of 5.7ha of land with grazing pasture among stands of mature eucalypts, a spacious family home surrounded by gardens and lawns, and several sheds.

Built of brick and tile, the home is reached via a long driveway, promising privacy and a serene, leafy setting with a tranquil outlook over the land from every room.

This is a well-proportioned home, thoughtfully designed to let in natural light and present several indoor and outdoor living options, with space for big family gatherings and recreation as well as quieter moments.

At its heart is an open family room and meals area with a wood fire and French doors onto a separate sitting room, also fitted with a wood fire. This leads through to a sizeable, air-conditioned games room, big enough for a pool or table tennis table.

**TYPE:** For Sale

**INTERNET ID:** 300P192756

#### SALE DETAILS

**Offers Above  
\$1,250,000**

#### CONTACT DETAILS

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

**Tommie Watts**  
0476 514 921

In addition, there's a carpeted lounge, a dining area, and at the back, a sensational gable-roofed and paved patio along the full length of the house.

A dishwasher, pantry and breakfast bar feature in the generous kitchen.

The queen-sized main bedroom has an en suite shower room and walk-in robe, while the other three are doubles with built-in robes. These share the main bathroom and separate toilet.

A study completes the picture indoors.

A freestanding, three-bay Colorbond shed has a high-clearance door for big vehicles. Nearby is a separate general-purpose shed with power connected and a workshop area at the back. Adjoining this is an open machinery shed, and for family vehicles, there's a triple carport at the house.

Behind the home is a series of chicken pens with fenced runs, rainwater tanks and several shade houses.

Beyond this, the land is flat with cleared areas among the native vegetation, making it ideal for grazing sheep.

This is a tidy property presenting ample scope to personalise the home with modern appointments and take advantage of the established set-up or create new opportunities to generate income while revelling in a coveted country lifestyle less than 15 minutes from the city.

Main points:

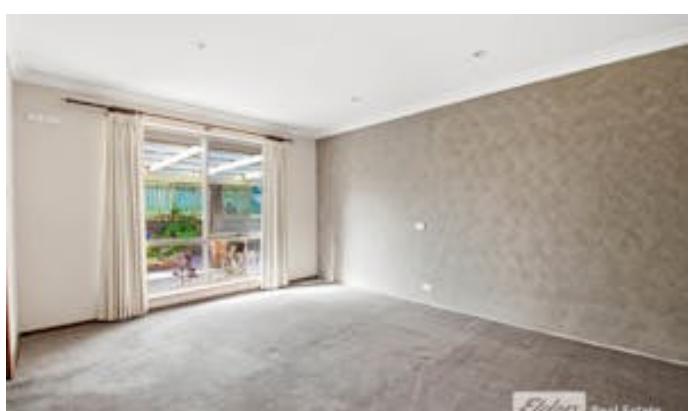
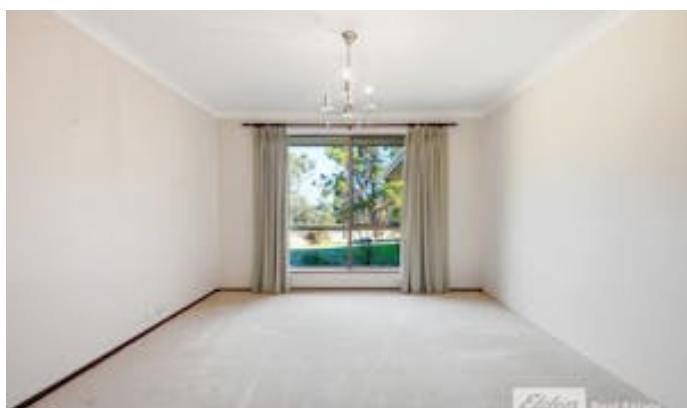
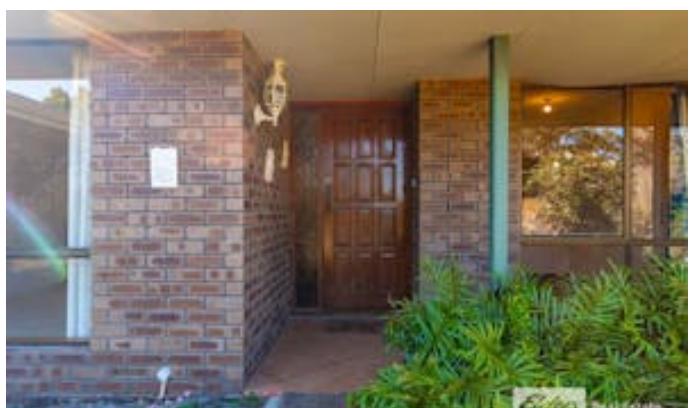
- Well-established hobby farm of 5.7ha
- Spacious brick and tile home
- Grazing pasture suitable for sheep, native vegetation for shelter
- Open family room and meals area
- Second sitting room
- Lounge
- Dining room
- Game room
- Long, gable-roofed patio
- Four bedrooms, one with en suite
- Three-bay vehicle shed with one high-clearance door
- General-purpose shed with power
- Open machinery shed
- Series of chicken pens and runs

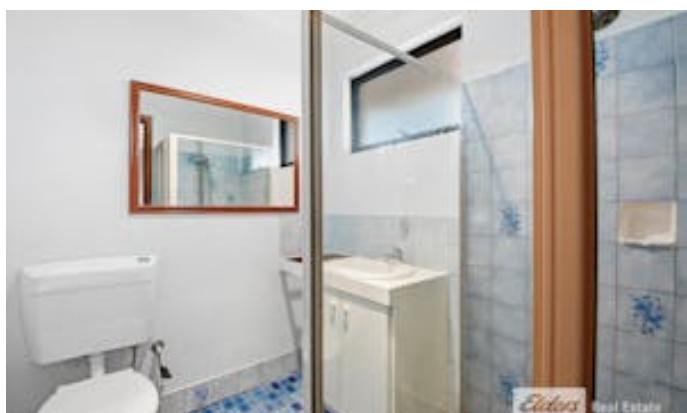
- Several shade houses, garden shed, rainwater tanks

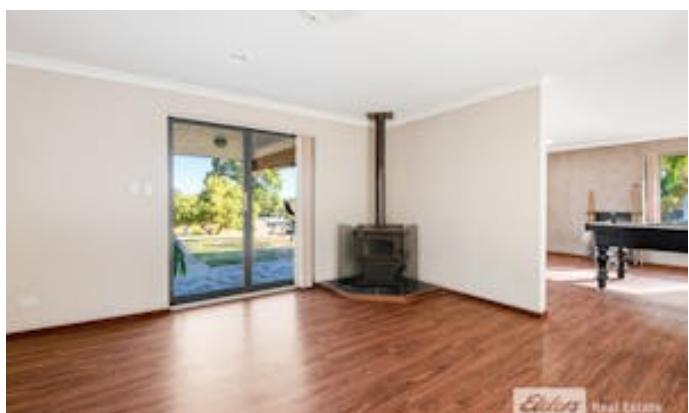
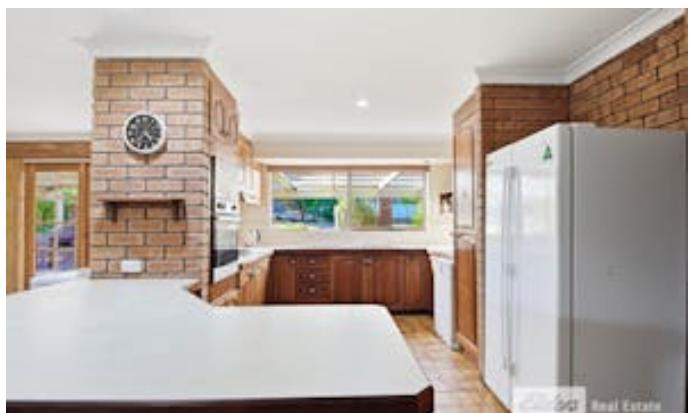
Listed exclusively with Tommie Watts, Elders Real Estate Albany.

For private inspections or enquiries, call 0476 514 921.

- Land Area 5.7 hectares
- Building Area: 248.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Double garage
- 3 car carport











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.

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