



18 Evelyn Place, BULLSBROOK, WA 6084

' Rural Masterpiece of Beautiful Bullsbrook "

**** BUYER ALERT **** be sure to view the Premier DRONE VIDEO by simply clicking on the " PLAY " key within images of this stunning property

Come experience beautiful Bullsbrook in all its glory on this incredible multi generational hobby farm within the breathtaking hills of Bullsbrook !

Stunning solid brick 4 x 2 family residence nestled on near 9 acres (8.69 acre) corner block title boasting impressive rural infrastructure - water supply - second dwelling - resort style swimming pool

BONUS : Huge 16m x 7m high truss clearance powered workshop shed plus hardstand drive way / yard areas ideal for trades - commercial vehicles - horse float - boat - caravan - 4 x 4 - motorbikes

Deluxe ginormous 20m + patio / bbq entertaining area overlooks the impressive fully decked swimming pool with glorious views

TYPE: For Sale

INTERNET ID: 300P193854

SALE DETAILS

From \$1,675,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway

BELMONT, WA

08 9422 2444

Clint Tomasovich

0403 359 919

Upon entry spacious kitchen hosts large 900mm all gas oven / cooker - dishwasher - extensive quality timber cabinets - bench space plus extensive power points

Open plan meals with feature sunken family room which hosts wood fire heater - air con

French doors lead through to huge theatre room

Master bedroom boasts air - con / spacious walk in robes + ensuite

Queen size Bedroom 2 & 3 host built in robes / 4th Bedroom large double

Additional features include ; solar hot water system / ceiling fans / NBN internet / solar panels + inverter / spacious bathroom + laundry / lush lawns - dog yard + kennel

The off grid studio / granny flat offers extended family use and has in place 2 x large deep cycle solar batteries 10,000 watt / air con /

bio chemi toilet / plumbing.

Livestock / permaculture pursuits are achievable with the extensive rural infrastructure that is in place.

There are 9 x paddock - day yards installed along with large powered / lighting 2 x Walk in / Walk out stable for livestock

Fully reticulated orchard - tap points in paddocks - winter dam - huge chicken coop with power connected additional rural features.

Water supply is impressive with 2 x large rain water tanks both tangible and fed via house and workshop shed. Third pivot rain tank approx 25,000 litres feeds reticulation.

Location is prime offering a peaceful cul de sac street with outstanding , uninterrupted views of hills / valley and coastal plain to catch that sunset.

Only 5min drive to NEW Woolworthes / McDonalds / Bullsbrook College / Shopping / Sporting grounds / Medical center / Child care

Easy access to both Tonkin HWY / Great Northern HWY via new connection Yarrinmah Road to reach Perth CBD / Air port with ease !

This Rural Masterpiece must be viewed to be appreciated , credit to the vendors all the hard work is done !

For more information contact ELDERS Rural Specialist Clint Tomasovich Ph : 0403359919 or Email : clint.tomasovich@elders.com.au

Bullsbrook is beautiful !!!

- Land Area 8.69 acres
- Bedrooms: 4

- Bathrooms: 2







