



## 163 Boor Street, KINGSFORD, WA 6701

### Absolute Hidden Secluded Gem

A hidden gem set amongst 5.8 sweeping acres in the peaceful enclave of Kingsford, this beautifully appointed property offers a lifestyle that feels worlds away - yet remains wonderfully connected to town conveniences. From the moment you arrive, the sense of calm is unmistakable. Wide open skies, established grounds and the gentle hush of nature create a setting that invites you to slow down, breathe deeply and truly live.

Secluded and fully fenced with wide verandahs on the house, extensive lawned areas, outdoor play gym and below ground trampoline - watch the kids play from the kitchen or lounge room.

Bring in the ponies with own steel stable and tack room, bring the chickens and chooks too!

Have a swim at sunset and enjoy the complete uninterrupted views over the OTC area including the OTC Dish and the new Rocket in Brown Range. The kids will just love this!

With miscellaneous fruit trees including orange, lemon, lime and pomegranate trees and a huge greenhouse - so much room for your own vegetable garden.

Property features include:

**TYPE:** For Sale

**INTERNET ID:** 300P193859

**SALE DETAILS**

**From \$875,000**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
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**Lauren Scott**  
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#### Internal features of House:

- Three-bedroom, one bathroom house with modern kitchen with all quality fixtures and fittings
- Open plan lounge and dining area with split system air conditioner, down lights and extensive double-glazed windows
- All bedrooms with ceiling fan and built in floor to ceiling wardrobes
- Wide hallways with internal safety fire doors to main garage
- Modern bathroom with bath, vanity corner shower and linen cupboard
- Quality fixtures, fittings, floorcoverings and window treatments throughout

#### Construction of House

- Steel & timber frames
- Roof frames steel
- External cladding Linea weatherboard
- Internal fire wall with fireproof door between the shed & house

#### Height

- House pad approx. 500mm above the 100-year flood height (shire requirements are 300mm)

#### Insulation

- Walls - sound screen batts + Aircell
- Roof - Aircell + 300mm batts
- Verandas & Shed - Aircell

#### Solar panel capacity

- 6kw panels and 5kw inverter capacity (We have observed a 50% reduction in our power costs since the system was installed)

#### Power

- 3 phase power to the shed

#### Water delivery

- Grundfos pump which services the house and irrigation systems
- 25000L rainwater tank
- 23000L scheme water tank
- Automated irrigation to lawns, gardens, driveway and house pad.

#### Shed size

- 16m x 10m x 3.6m (walls)
- 4.2m to the apex

#### House size

- 12m x 10m
- 3 Bedroom, 1 bathroom + office
- Ceiling height 2.7m
- Raked cedar ceiling in lounge/dinning 3.8m to the apex

#### Property Assets

- Outdoor entertaining BBQ area with fire pit
- Sea container tack shed with undercover stable and wash down bay
- Shadehouse 6.5m x 30m with 9000L water tank
- Undercover shaded area 14.5 m x 6m
- One steel framed under cover horse stable
- One separately built office off walkway to house
- Fully fenced
- Shire Rates Payable per annum: \$2,124.00

#### Verandas

- North 16 m long x 4.3 m wide
- East 16 m long x 3.1 m wide
- South 16m long x 3.1m wide

Ancillary unit architectural plans with planning approval from the Shire of Carnarvon.

- Land Area 2.32 hectares
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport







