



## 363 Meadowbrook Ramble, BULLSBROOK, WA 6084

" Majestic Beautiful Bullsbrook "

**\*\* BUYER ALERT \*\*** be sure to view the Premier Drone Video of this beautiful property by simply clicking on the " PLAY " key within images

Imagine a lifestyle of peace , natural wonderland beauty , kangaroos hopping by, birdlife , wildflowers & glorious breathtaking vistas to admire all day , everyday !

Seems like a down south road trip right ? No its all here and more within the majestic hills of Booming Beautiful Bullsbrook !

Located at the very end of a quiet cul de sac with a National Public Park on the rear boundary is this stunning large wonderland 8.3acre title that is versatile to host families with both pets / livestock and BIG Wheelin' Vehicle / Machinery Equipment.

**BONUS :** MASSIVE 18m x 12m 3 Phase power HIGH TRUSS CLEARANCE - mezzanine storage shed ideal for trades - rigid / tray back trucks / bobcat - boat - horse float - caravan - 4 x 4 - motorbikes etc PLUS ginormous HARDSTAND / driveway

**TYPE:** For Sale

**INTERNET ID:** 300P194627

**SALE DETAILS**

**\$1,455,000 to  
\$1,555,000**

**CONTACT DETAILS**

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

**Clint Tomasovich**  
0403 359 919

Stunning recently upgraded solid brick 4 x 2 family residence oozes country class, charm & character.

Stand out features include ; freshly upgraded paintwork / new window treatments / soothing polished jarrah flooring in bedrooms / ducted evaporative air con / wood fire heater / solar panels / NBN / carport / electric hot water system / solar front gate

Boasting 3 x spacious living areas to suite the modern family this residence is versatile.

Kitchen hosts plenty of cabinet / bench space - double fridge recess - new dishwasher - upgraded electric over / gas cooktop

Open plan family room plus meals area.

Huge windows throughout build embrace stella views - ambience - nature

Large formal lounge room with TV connection ideal for quality family time.

Master bedroom hsots walk in robe - ensuite with chrome fittings - large windows with glorious views.

Remaining bedrooms boast built in robes

Incredible outdoor patio area approx 12m x 6m with blinds plus built in bar positioned perfectly adjacent access via family room when entertaining family / friends

Water supply is via the jumbo rain tank approx 180,000 litre +

For livestock pursuits there is a large horse arena with gate access - chicken coop - area - holding paddock.

Other included items ; childrens cubby house - secure large dog yard - feature retained gardens - tap points - septic

Location is blue chip being so privately secluded yet minutes away from NEW Woolworthes / Cafe / Medical Centre / Bullsbrook College / Childcare / Sporting grounds

Easy 10min access to Tonkin HWY making Perth CBD / Airport commute a breeze.

This property must be viewed to be truly appreciated for all the hard work is done !

Dont waste years to build with delays and supply shortages , come live life with your family / pets NOW !!!

For more information contact local Elders Rural Specialist Clint Tomasovich ;

Phone : 0403359919

Email : [clint.tomasovich@elders.com.au](mailto:clint.tomasovich@elders.com.au)

" Country life , BEST life "

Other features: 3 Phase Power, Bush Retreat

- Land Area 8.3 acres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite







