



166 Shady Hills View, BULLSBROOK, WA 6084

" Magnificent , Majestic , Rural Estate "

**** BUYER ALERT **** be sure to view the PREMIER Drone Video by simply clicking on the " PLAY " within the images

Not often in any market will you find a rural property with a location this private and tranquil.

Nestled within the very peaceful , private , Premier Shady Hills Estate Bullsbrook is this beautiful prime pastured 5.46acre (2.21Ha) title boasting a huge solid double brick 4 x 2 + study family residence with glorious views of hills' n ' Valley's

Stunning winter creek - Birdlife - Kangaroo's - National Park - Larger neighbouring Farmland. This is a phenomenal Rural country lifestyle for your family & livestock !

Upon entry you will be greeted by high pitch cathedral ceiling within main living / meals area featuring NEW fresh painting - Split system air con - wood fire heater

TYPE: For Sale

INTERNET ID: 300P196186

SALE DETAILS

**\$1,485,000 -
\$1,685,000**

CONTACT DETAILS

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

Clint Tomasovich
0403 359 919

Kitchen is a Master Chef dream having large 900mm electric oven / gas cook top - double fridge recess - extensive cabinet bench space

Double french door's lead on through to the huge theatre room

Master bedroom is massive in area space which hosts large walk in robe - Air Con - TV connection - outside access plus impressive large ensuite

Alongside is the home office which could also function as a nursery / 5th Bedroom option due to its size

Remaining bedrooms are all Queen size hosting built in robes

A versatile semi ensuite main bathroom is ideal for the family along with the private activity room the kids can enjoy !

Additional features include ; NBN internet - Instant Gas hot water system - Insulation - High truss clearance car port - Biomax septic system - UV filtration

Out door entertaining is a breeze with the large spacious patio area offering incredible views to enjoy with family & friends.

The workshop shed is fully powered with lighting / plumbing and boasts a 4m + hardstand - separate driveway access - new large hardstand parking area

For your livestock pursuits , especially horses , there are 3 x main paddocks to utilize. Irrigation is in place for certain holding paddocks via bore.

Horse shelters x 2 - reinforced round yard quality river dust base (panels not staying) - Organically nurtured prime feed / soil type - laneway - horse float access - spacious site works for future stable build are stand out features for your Rural pursuits

Impressive water supply via Main 160,000 liter rain tank for house hold usage plus bore fed pivot tank for irrigation - fruit tree's - tap points

BONUS : adjacent private gazette road access via gate ideal for larger commercial vehicles usage

Location is prime being literally minutes from the NEW Woolworthes - IGA - Chemist - Child Day care - Vet - Medical center - Bullsbrook College - Sporting grounds - Cafe via NEW Yarrimbah Rd connection

Both Tonkin HWY / Great Northern HWY are within 10 minutes making communal travel to Perth CBD / Airport a breeze !

This stand out property must be seen to truly be appreciated. All the hard work is done credit to the vendors

For more information contact local Elders Rural Specialist Clint Tomasovich ;

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Email : clint.tomasovich@elders.com.au

" This is Country Living in all its Glory "

Other features: Area Views

- Land Area 5.4 acres
- Building Area: 265.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite







