



62 Texon Ridge, LOWER CHITTERING, WA 6084

" MAGNIFICENT Maryville Downs " - Horse paddocks , Bore , Pool - Rural CLASS !

** BUYER ALERT - be sure to view the PREMIER DRONE VIDEO footage by simply clicking on the " PLAY " within images !

Rarely will you find horse properties to host multiple horses in any market !

Im truly honored to present to market this stunning Rural property within the very heart of Perth's PREMIER MARYVILLE DOWNS ESTATE LOWER CHITTERING !

2.25 Ha (5+ acres) Prime paddocks - laneways - tangible gates - shelters - bore water supply to host your livestock with ease whilst enjoying glorious countryside vistas !

Devine luxury living with resort inspired swimming pool below ground - outdoor Gazebo overlooking your horses - sheep - poultry - alpacas along with those stunning views !

Solid brick Dale Alcock 4 x 2 boasting 3 x MAIN LIVING AREAS + study. This commanding family home can host Modern families effortlessly !

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P197060

SALE DETAILS

**\$1,595,000 -
\$1,795,000**

CONTACT DETAILS

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

Clint Tomasovich
0403 359 919

High Cathedral pitch large family / meals area featuring split system air -con , extensive glass windows leads on to outdoor alfresco and adjacent patio areas front row to country vistas.

Kitchen is a Master chef dream hosting endless stone bench space - 900mm oven / cooker - extensive power points - double fridge recess

Master bedroom is ginormous featuring TV connection - air - con - large walk in robe - huge walk through duel shower / duel basin vanity ensuite

All remaining bedrooms are queen size - 2 x air con - 2 x large built in robes

Additional features also include ; solar hot water system - solar panels + inverter - ceiling fans - internet - septic - garage + large carport - dog yard - electric front gate

Water supply is via a large approx 160,000 litre rain tank for house hold usage + Bore fed pivot tank approx 25,000 litre for livestock / tap points

Fully powered 12m x 8m workshop shed plus hardstand yard is ideal for trades - hobbies - livestock equipment

The land is fully pastured / usable / light topography which is extremely rare within the estate itself.

Rural infrastructure includes ; 5 x main paddocks + large open paddock at rear - 2 x tap water connections - lane way - tangible gates - 2 x shelters - 2 x poultry coops with water connection

Location is prime being a quiet street itself and within 5min to NEW Immaculate Heart College - Church - Bike park - Sporting grounds.

Nearby is Bullsbrook township with extensive amenities including NEW Woolworthes

Both Tonkin HWY & Great Northern HWY are within 10min drive to reach Perth CBD / Airport

Lower Chittering is synonymous for bird life - blooming wild flowers - tree line streets - kangaroos along with breath taking countryside hills and valleys !

This PREMIER Rural Estate is well sort after having no threat of residential housing development making it a peaceful , wellbeing , solace , rural sanctuary.....

This stunning address must be viewed to truly be appreciated.

For more information contact local REIWA AWARD credited Elders Rural Specialist Clint Tomasovich ;

PHONE : 0403359919

EMAIL : clint.tomasovich@elders.com.au

Start living tomorrows Rural Dream , TODAY !!!!

Other features: Pool

- Building Area: 230.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double carport
- Ensuite







