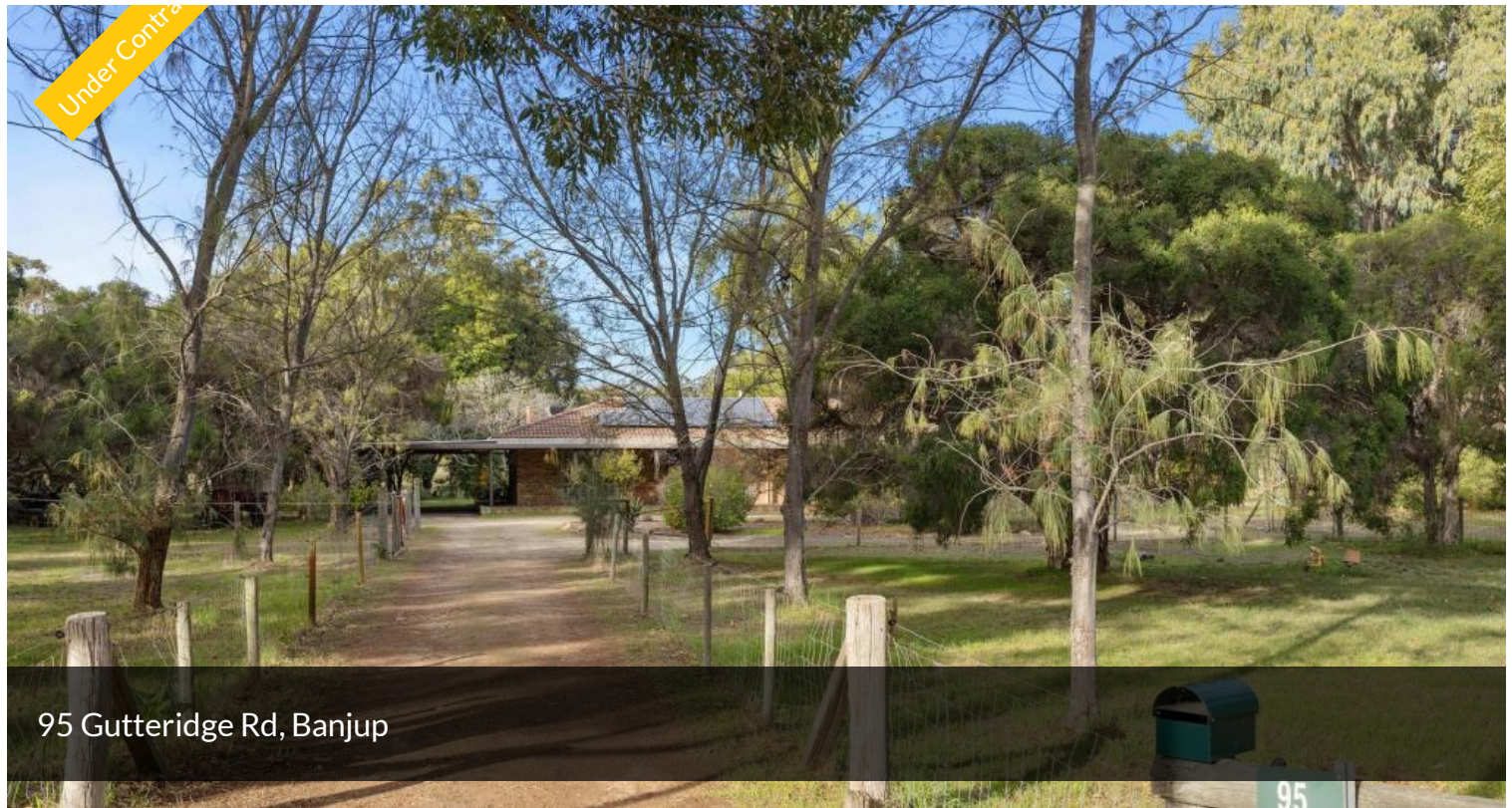


Under Contract



95 Gutteridge Rd, Banjup



## SERENE COUNTRY RETREAT WITH EQUESTRIAN FACILITIES & EXCEPTIONAL OUTDOOR LIVING

Embrace the tranquillity, freedom and privacy of semi-rural living at this versatile Banjup property set on an expansive 20,976sqm block. Perfect for horse lovers, hobby farmers or families seeking space and lifestyle.

This beautifully presented home offers flexible indoor-outdoor living, mature gardens and a wealth of infrastructure ready for your rural dreams. Tucked away at the end of a picturesque tree-lined driveway, this home radiates classic country character and warmth.

Inside, you'll find a functional layout featuring spacious open plan living and dining with rich hardwood flooring, a generous farm style kitchen overlooking established gardens, a slate floored laundry, 4 spacious bedrooms and 2 toilets.

Outside you will enjoy the wraparound veranda perfect for alfresco entertaining or cool off in the stunning outdoor pool with in-pool seating.

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Price UNDER CONTRACT

Property Type Residential

Property ID 242

Land Area 2.10 ha

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

With no building envelope restrictions, there is plenty of room to expand, add sheds or create your ideal lifestyle retreat (subject to council approvals).

With rare equestrian licensing, spacious grounds and room to grow, this property is your chance to escape the everyday and enjoy the best of country living, making it your ultimate rural escape.

### **Property Highlights:**

#### **Kitchen:**

Charming farm-style kitchen with gas cooktop, wall oven, grill, built-in pantry, fridge recess, ample cabinetry and a delightful balcony window framing peaceful garden views.

#### **Main Bedroom:**

Generously sized main bedroom with ceiling fan and built-in wardrobe for comfort and convenience.

#### **Front Lounge:**

A separate lounge provides views across the driveway and paddocks, creating a cozy retreat.

#### **Living & Dining:**

Spacious dining area with hardwood floors, wood-burning fireplace, ceiling fan, and split-system A/C, opening seamlessly to the rear veranda.

#### **Minor Bedrooms:**

Three additional bedrooms (Two with wardrobe recesses)

#### **Bathroom:**

Functional family bathroom with shower, bath, vanity and separate WC

#### **Laundry**

Slate-floored laundry with external access and space for both top and front loaders and 2nd separate WC

### **Outdoor Features:**

- \* Expansive pool with in-pool seating, perfect for summer relaxation
- \* Wraparound veranda ideal for entertaining or quiet sunset drinks
- \* Mature, landscaped gardens with tranquil shaded seating areas
- \* Circular driveway with multiple covered parking options
- \* A variety of sheds, carports and outdoor storage facilities
- \* Licensed for two horses with two concrete stables, each with walk-in/walk-out access to a fenced yard
- \* Separate round yard and grassed exercise area
- \* 3-phase power to bore, which feeds the house with all its water needs
- \* Solar hot water system
- \* 5kW solar electricity setup
- \* Zoned – Resource
- \* Built in 1984
- \* Block size: 20,976sqm (or 2.1ha)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.