



**SOLD**

## UNDER OFFER BY CATHERINE READ

This astounding 10-acre designer residence of 448.57sqm in total is beautifully presented. The many quality features include a long asphalt driveway, 4 extra-large bedrooms all with ceiling fans, 2 bathrooms, a spacious open plan living, dining and quality kitchen with extra-large pantry, high ceilings, fully insulated and ducted reverse cycle air conditioning, wood fire heater and Solar roof panels. Lots of storage and an extra-large laundry in the main residence plus a teenage retreat /Studio fully air-conditioned.

The large games room has a built-in bar that flows outdoors to a spacious entertaining area - a lovely spot for the family BBQ and get together with friends. Including a delightful dining patio with extra high pine clad ceilings, fans and quality cafe blinds that open up to reticulated lawns and overlooks the sparkling saltwater pool.

This lovely horse property has excellent fencing, two bores, water license, reticulated with some electrified and perfectly separated paddocks, water troughs, round yard, holding yards for up to 6-8 horses and leads to the dressage arena with river sand base. There is a tie up and wash down area. The large machinery shed is accessed via the long asphalted driveway and offers plenty of space for a couple of horse floats, extra cars and a tractor. A separate garage/workshop has ample room for all dads' tools.

There is also a separate tack room that has its own kitchenette and covered outdoor sitting area overlooking the arena and round yard. The back of the property has a dam that you could stock with marron and is an ideal spot to keep a few sheep.

This property is perfectly located, CENTRAL to Bunbury, Pinjarra, Warroona & Mandurah and close to the many great riding trails including horse swimming area off-Island Point and next to the beautiful National Forrest. There are several pony clubs & the MURRAY REGIONAL EQUESTRIAN CENTRE close by, this is the ideal horse property you have been looking for! Offering a luxury lifestyle with beautiful beaches including a horse beach. The Peel inlet, wineries and of course backing onto the beautiful Lake Clifton.

The owner has invited offers and there has never been a better time to buy, Don't put your dreams off, start living today and call Catherine now on 0449866627 to arrange a private viewing.

**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$760,000

**OPEN FOR INSPECTION:**  
N/A



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