270 RUTHERFORD ROAD, TORBAY, WA, 6330









SOLD

BALCONY VIEWS FROM MOUNTAINS TO SEA

Laurelwood Estate has a lush 400m driveway leading up to two separate dwellings on the one title. Each dwelling has their own water supply, plus there's a General Purpose 31 X 9 metre shed with 27 solar panels on the roof.

The property was formerly known for its thriving avocado production and could easily be reinstated for this purpose with some rejuvenation.
There is something very special about this property from the moment you arrive, with Southern balcony views of the stunning Torbay Inlet and to the North, balcony views of the magnificent Porongurup ranges. The elevated open plan design of the barn style house has a large upstairs area, enough room to easily have 4 or more beds, or with the balcony views why not turn this space into entertainment/living.

Downstairs there is plenty of room with a dining and spacious lounge area, a cosy wood burning fire and large windows with double sliding doors opening out to a patio overlooking beautiful gardens. A separate kitchen with a 900mm gas stove and dishwasher features a large walk-in pantry and plenty of bench space. The bathroom and laundry are combined with a separate toilet and there are two 700lt rainwater tanks with a solar powered HWS.

A second dwelling nestled to the back of the property is perfect for visitors, it features two bedrooms, a bathroom, a laundry, kitchen and living area with a solar HWS and it has a single carport and a patio.

The property presents as a unique opportunity for some lucky buyer, it's quite private, secluded, surrounded by natural bushland with a variety of birds, even peacocks, stunning flora and fauna and awaiting its new custodians, with most of the hard work done.

There is not just the avocado orchard either, there are citrus and other exotic fruit trees, stone fruit, custard apples, hazelnuts, walnuts, pecan, macadamia with a large designated area of raised vegetable garden beds just perfect for rotating harvests of fresh vegetables straight from the garden to the table.

With 3 x dams, plus 3 x 20,000 gallon rainwater tanks there is ample supply of that precious commodity, water. Approx. 20 acres of pasture and a further 10 acres of orchards with natural bushland to further explore.

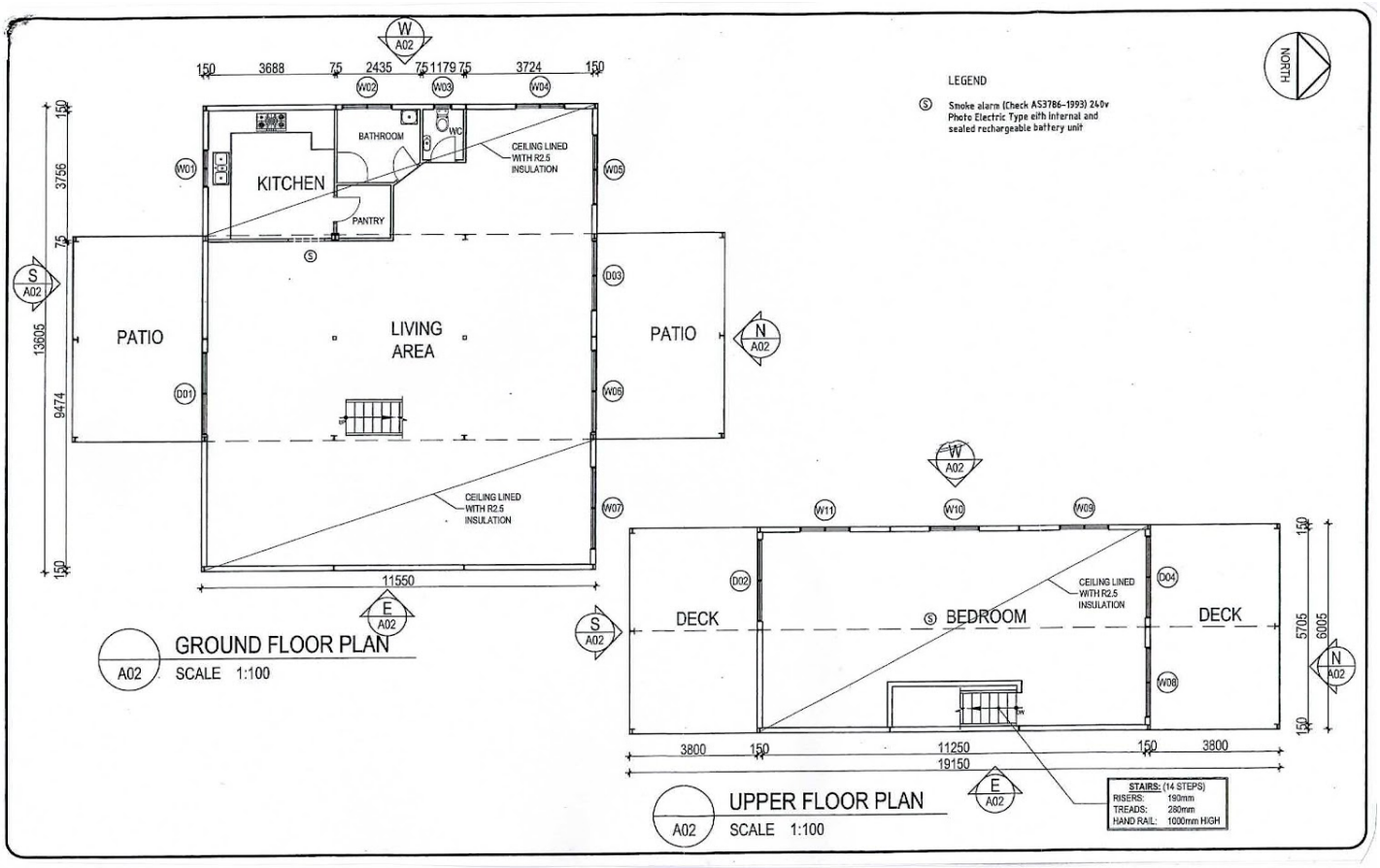
4 BED | 2 BATH | 5 CAR

PRICE:
$900,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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