



FOR SALE

LOOKING FOR A HORSE PROPERTY?

Whether you are looking for a horse property or a huge block to build your dream home on look no further, on offer here in the highly sought after suburb of Karnup is a huge 5 Acre horse property all setup and ready to go!

6M x 21.8M Skillion to the left of the main shed over 10.8M x 5M of Bungalow space, Main bedroom comes complete with built in robes, seperate vanity drawers, 2 WC's (one internal, one external), kitchen, 5.3M x 5M living area, bathroom, laundry room, Reverse cycle AC to kitchen and living area. Ph, fax and TV internet connections, sattelite dish on main roof for foxtel. West facing front of bungalow 2 x 3M x 3M shade sails, small grassed and fenced yard. External 3 phase powered 10M x 6M workshop/storage area/garage north of bungalow. Large Mezzanine storage area above bungalow.

Some other features include-

- Large output commercial pump with 12 month warranty providing retic to the whole property
- Water licence to irrigate 1.7ha - 12,350kl/annum.
- Wellcamp 6 horse walker, single horse barrier near entry gate for barrier education.
- Main shed 22.8M x 9M x 4.2M.
- Regulation RCD override to main power box of horse walker.
- Numerous 3 phase and single phase power outlets throughout shed.
- SEC approved power boards to bungalow, shed and 6 horse walker.
- 2 x lock up feed rooms
- 2 extra bedrooms above main feed room, bedroom 1 fitted with reverse cycle AC and phone and internet connection.
- 6M x 21.8M skillion.
- 2.4M wide storage platforms.
- Under cover drive thru for hay delivery.
- 4 Large 5m x 10m walk in/walk out yards all with lighting and ceiling fans.
- Total roof coverage 582 sqm 376m concrete flooring.
- 5Kw solar system on roof augmented by a 1Kw wind turbine.
- Water supply- 90,000 Ltr concrete water tank.
- 5 Large paddocks surrounded by 500 metre trot/canter track with nice rise on both sides. 3 paddocks have large shelters; 2 shelters WI/WO behind.
- Large road-base circular driveway for 9+ horse, articulated floats or semi trailers.

3 BED | 1 BATH | 8 CAR

PRICE:
\$975,000

OPEN FOR INSPECTION:
N/A



Ray Wilson
0403417710
 teamwilson@atrealty.com.au
www.atrealty.com.au