



FOR SALE

HIGH EXPOSURE HOMESTEAD WITH HUGE POTENTIAL

Where Tranquility Meets Modern Lifestyle - A Rare Swan Valley Estate:

Offers Over \$1,900,000
HOME OPEN THIS SATURDAY 24th 1pm-3pm

Nestled in the heart of the picturesque Swan Valley, this breathtaking 1.22-hectare estate offers a rare blend of rural serenity and modern luxury—all just 30 minutes from the Perth CBD.

Privately positioned behind mature native trees, this fully renovated 4-bedroom, 2-bathroom character homestead is the ultimate lifestyle property for families, equestrian lovers, or anyone seeking space, sophistication, and self-sufficiency.

Key Features:

- 1.22 hectares of fully usable, private land in one of Henley Brook's most tightly held pockets
- Renovated 4-bedroom, 2-bathroom residence with Bosch kitchen appliances and elegant finishes
- Multiple large powered sheds for work, storage, or hobby conversion
- Secure horse stable and fenced paddocks
- Established orchard, vegetable gardens, and chicken coop for sustainable living
- Broadband connected, air conditioning, and modern utilities
- Potential for further expansion or second dwelling (STCA)

The Location:

- 2 minutes to West Swan Road and the world-class Swan Valley wine region
- Surrounded by award-winning distilleries, restaurants, hiking trails, and art galleries
- Minutes from the State Equestrian Centre and pony clubs
- Zoned for future growth and potential landbank value

4 BED | 2 BATH | 2 CAR

PRICE:
\$1,900,000

OPEN FOR INSPECTION:
N/A



Rod Dohnt
0418918785
roddohnt@atrealty.com.au
www.atrealty.com.au