

**SOLD**

**MULTIPLE OFFERS RECEIVED - GENUINE BUYERS MISSED OUT**

**Rammed-Earth Country Elegance**

Crafted from rammed earth and finished with extraordinary attention to detail, this impressive French Provincial-inspired farmhouse is a home where quality, care, and significant investment are evident in every space.

Designed for exceptional family living, it reveals thoughtful surprises throughout—including mezzanine lofts in each of the three minor bedrooms—while outside the lifestyle offering expands even further with fully fenced grounds, quality stables, an arena, multiple sheds, and a resort style pool complete with rock waterfall and decked cabana area. Set across 1.11 hectares in Bedfordale, this is a property where no expense has been spared and perfection feels effortless.

**MASTER RETREAT**

Designed as a refined retreat, where soft neutral tones and layered textures create a calm, cocooning atmosphere.

- Wrapped in beautiful rammed-earth walls
- Rich timber flooring, recycled Jarrah boards from the Fremantle Woolstores
- Statement chandelier
- Spacious walk-in wardrobe
- Ornate decorative cornices with intricate detailing
- French door opening to the garden

**MASTER ENSUITE**

Flowing seamlessly from the bedroom, the ensuite is equally impressive, exuding sophistication and calm.

- Detailed vanity with feature basin & stone top
- Newly installed glass shower screen
- Timeless glass block feature window
- Premium tapware and fittings
- Heated towel rail
- Floor to ceiling tiling, with decorative capping tile detail

**SECOND & THIRD BEDROOMS**

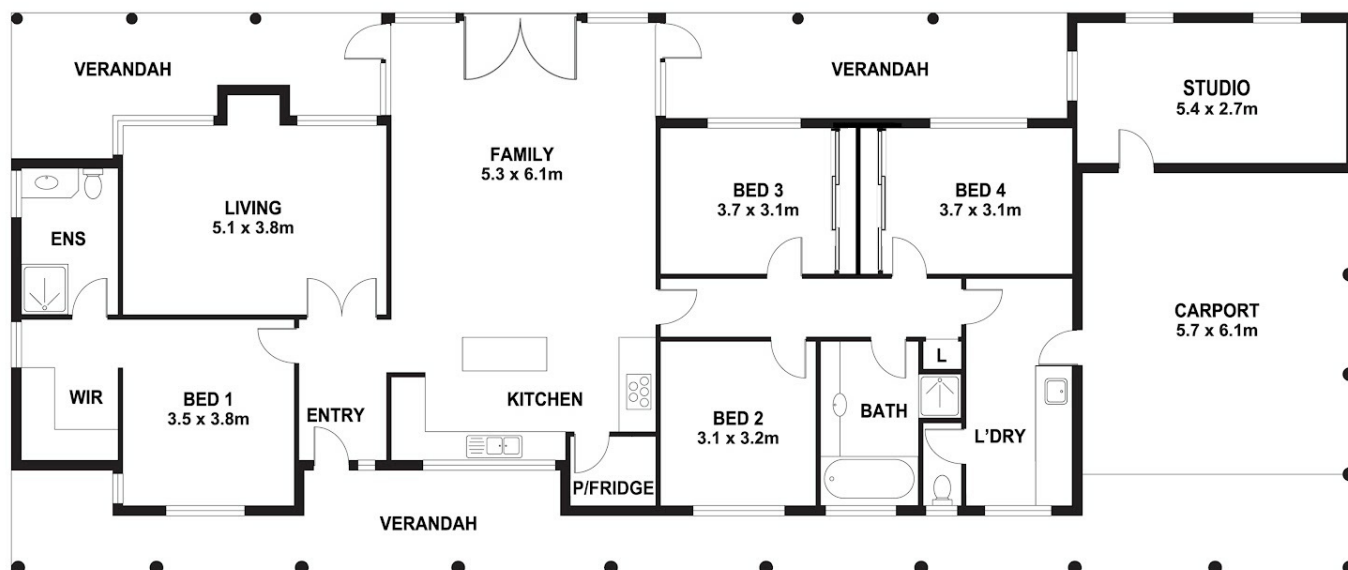
**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$1,600,000

**OPEN FOR INSPECTION:**  
N/A



**Jill Groves | Chloe Leggett Team**  
**0408765240**  
 jillgroves@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



# @realty 13 Wallangarra Drive, Bedfordale

Not to scale • All measurements are approximate • Drawn for presentation purposes only

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.