

Sold



LOT 57 Fremnells Vale, Cardup



## Horse Enthusiast or Just Like Space

ation, one that captures the quintessential country lifestyle.

Hidden Down a quiet cul- de- sac this stunning residence is tucked away and offers so much space for your children and pets to safely run and play.

This impressive 300.34 sqm family residence is immaculate both inside and out. A design that offers a total of 4 bedrooms & 2 bathrooms plus a home office which can easily be adapted to 5th bedroom as required. Also provisions for an additional living area with a loft (approx 32 square meters of living space)

There are spacious living areas including plus the expansive living and dining area which flows out to the alfresco and patio areas. The kitchen is spacious and grand with plenty of storage and overhead cupboards, an impressive selection of stainless-steel cooking appliances, and best of all it has views of the gardens and entertainment areas.

Comfortable all year round with ducted reverse cycle air-conditioning plus a solar panel system 6.6 kw, 22 panels, designed to help keep your running costs low.

A great property for people looking for a more efficient and sustainable lifestyle, the property utilizes rainwater tanks plus a garden bore for gardens and paddocks as well as an ATU septic system so there's is no

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Price	SOLD
Property Type	Residential
Property ID	81
Land Area	2.00 ha

### Agent Details

Shona Toccock - 0408 035 023

### Office Details

Shona Toccock Realty  
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water bill!

Tinker, potter, and play the two sheds have 3 phase power connected and is perfect to house all your boats, and machinery, and toys.

For the gardener, there are raised veggie planter boxes and oodles of room to plant more.

The lawns are established from a licensed bore, making it easier to maintain all year round.

Home features:

- 4 Spacious Bedrooms
- Study or optional 5th Bedroom
- Open plan living dining
- Alfresco entertainment
- Double lock up garage shopper's door entry
- Master-suite with huge walk-in robe
- Laundry with plenty of storage space

Extra wow features:

- Double oven and rangehood, stainless steel cooking appliances
- Downlights in living areas and patio
- Ducted reverse cycle air-conditioning
- Automatic reticulation controller for fruit trees, grass areas, and gardens
- Electric hot water unit
- 6.6kW Solar PV system, Fronius inverter
- Professionally installed Hikvision security cameras
- Dishwasher installed

House specifics:

- Approx. 300.34 sqm living area
- Electric front gates
- Setup with 98,000 Rainwater Tank
- Filtrex ATU system
- LPG bottled gas supply
- High Ceilings and insulated
- Fly screens throughout
- Security mesh/screens to all doors
- 6.38mm laminated glass throughout the house

Property Specifics:

- Serpentine Jarrahdale Shire
- Rates per year approx. \$3,373
- Current zoning as per Shire TPS2 Rural Living A
- 3 Phase Power Connected

Outdoor features:

- Patio entertainment area with exposed aggregate paving around the

home

- Submersible bore and licensed
- 20m x 12m x 4m shed with semi-enclosed lean-to, 4.2m internal wall
- 12m x 6m shed with 3m lean-to and toilet, basin, and shower plumbed in and wall mounted air con unit and hot water system installed
- Raised veggie gardens, and room for more
- Taj mahal chicken coop lockable and separate lockable enclosure
- 6 paddocks with automatic reticulation and include 4 horse shelters with rubber-lined yard
- 18mtr Reticulated round yard
- Horserail fencing with electrics installed

First time ever offered, for more information and viewing times please contact Shona Toccock 0408 035 023 or email [shonatoccockrealty@gmail.com](mailto:shonatoccockrealty@gmail.com)

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