



50 Matthie Road, BARRAGUP FOR SALE

Acreage lifestyle on offer

MOTIVATED SELLER - REDUCED TO \$749,000

Such a rarity to find an acreage property close to Mandurah with all the extras and potential that this property has! Plus you are 5 minutes to Mandurah and close the freeway on-ramp!

When a great house on 5 acres is not enough, then this is the one you'll want! Sheds, heated pool, pool house, outdoor kitchen, bar, spa, patios, greenhouse, reticulation from the bore, the list of what's here at 50 Matthie Road is extensive and you won't leave disappointed.

Conveniently located just 10 minutes drive from Mandurah, the home itself starting with its front bullnose verandah, has a great country feel and features: 4 bedrooms, 3 bathrooms, both formal and informal living areas, wood fire heaters, air-conditioning, 4kW solar power system, solar hot water, CCTV security system, plus both rear and side outdoor patios, the latter of which overlooks a sparkling pool and pool house. There is something here for all members of the family and with a few other hidden gems to discover for yourself, all we can say is get in quick.

Summary of key features for 50 Matthie Road, Barragup include:

- 5 acre semi-rural retreat, just 10 minutes from Mandurah
- 4 bedroom, 3 bathroom family home, full of country charm
- Master bedroom complete with ensuite and walk-in-robe
- Central kitchen with built-in oven, dishwasher and breakfast bar
- Multiple living areas; lounge, dining, meals, family and games
- Evaporative Air-conditioning, plus two combustion wood fire heaters
- 4kW solar power system and energy-efficient solar hot water
- Heated pool, outdoor spa, pool house plus side and rear patios
- Pool house complete with outdoor kitchen facilities and bar
- Separate brick double garage complete with dual roller doors
- Established vegetable garden, greenhouse, and retic from bore
- The convenience of scheme water to the main home and shed
- CCTV security system plus national broadband network access
- Big ~12m x 6m workshop complete with lean-to on both sides
- Surrounded by popular bridle trails, perfect for horse lovers
- Just minutes to the freeway with easy access to Perth and Southwest



Jan Holloway
Principal - Lewis Holloway Property
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- Zoned Special Rural 2,
- Rates \$2492

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

- 2 Toilets
- Alarm System
- Built-In Robes
- 1 Ensuite
- 2 Living Areas
- Study
- 1 Open Spaces For Vehicle
- Air Conditioning

Land size

20,000.00 Sqm



Jan Holloway

Principal - Lewis Holloway Property

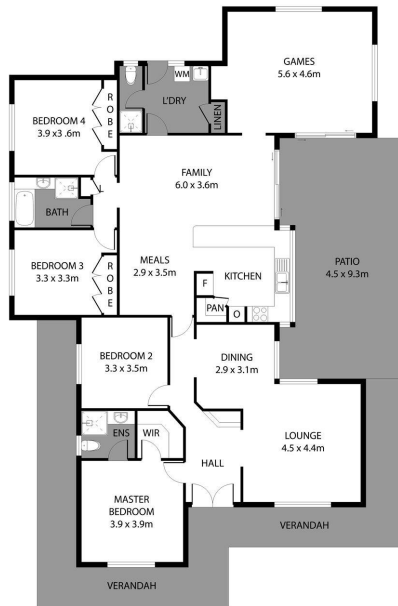
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LEWIS HOLLOWAY

PROPERTY

50 Matthe Road, Barragup



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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