

Sold



26 Louise Place, Gnangara



## SEMI RURAL SANCTUARY

Enjoy the peace and tranquillity of this unique fully landscaped 2.5 acre property. A winding brick paved driveway leads you to the huge colonial residence where here you'll find 2 homes in one.

The main home features 5 double bedrooms, 2 bathrooms, study, a massive games or theatre room, lounge, dining plus a renovated kitchen overlooking casual meals and family room, all with extra high ceilings, serene views from every room and an outlook from multiple areas over the spectacular free form pool. Wide shady verandah's, 3 car garage and massive workshop accompany the main home.

Then there's the huge fully self-contained 1 bedroom residence with a vast open plan living and dining area, big kitchen, laundry, bedroom and ensuite, plus its own private garden area and below ground pool. This amazing additional residence also has its own separate entrance and is ideal for a 3rd generation or an Airbnb option.

There's so many extras here including:

- A separate studio or gym
- Reverse cycle ducted airconditioning
- Extensive outdoor patio areas
- 23 panel/5 kilowatt Inverter Solar system
- Solar hot water
- Solar heating to both pools
- Crimsafe screens to majority of windows
- Ducted vacuum system
- Security system, intercom and security lighting

5 3 3

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15133

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Multiple sheds/outdoor storage
- Extensive bore/reticulated gardens and lawns with an abundance of shady trees, a wide variety of fruit trees and colourful mature gardens
- Auto front entry gates

If you're looking for an idyllic dual residence lifestyle surrounded by natural bushland, yet only 30 minutes to the C.B.D, then your search ends here!

To inspect please phone Steve Harber on 0407 246 733

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*