

Sold



1116 Campersic Road, Brigadoon



## TRANQUILITY & OPPORTUNITY ON HUGE BLOCK - BRIGADOON

27,149sqm

Set on an impressive 27,149sqm block, fully fenced and just five-minutes from Bells' Rapid's Lookout Point, this parcel of prime real estate offers those seeking space to cultivate their dream lifestyle in peaceful, semi-rural Brigadoon.

Approximately 40km from Perth CBD and blessed with plenty of mature trees, this is a tranquil haven that feels far from the hustle and bustle of urban life yet enjoys the convenience of being only a 15-minute drive to Ellenbrook, Midland Gate or Swan Valley Shopping Centres and local schools.

Horse owners will love the three training circles, two fenced, reticulated paddocks that include spotlights for nighttime illumination, and the variety of bridle trails within the area. Set back from the road, the property enjoys secure fencing all around with electric fences at the front, also featuring fruit trees and reticulation.

The property's two-bedroom, one-bathroom home also boasts a great size, with a huge open-plan kitchen/living area. The kitchen offers an abundance of bench space, five gas burners, ample cupboards, separate island bench with views out to the garden while the living room is generous in size and with sliding doors opening to the exterior and providing plenty of natural light.

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**Price** SOLD for \$900,000

**Property Type** Residential

**Property ID** 30233

**Land Area** 27,149 m<sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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**XCEED**   
REAL ESTATE

For those wanting to reap the benefits of having so much land by extending their living quarters, an area that has been cleared, with site works prepared is build-ready and waiting for your plans. Better yet, if you choose to include a second floor, you will be blessed with city views. You are only limited by your imagination here with so much potential at hand.

A two-car roller garage provides more space beyond your cars with an area that extends to accommodate whatever your heart desires, with another spacious living room/bedroom, study and bathroom providing extra accommodation at the rear. This is the perfect arrangement for those wanting to build and remain on the property to save on rent and oversee the project.

A bountiful land offering an amazing lifestyle, and the opportunity to build, all just 15 minutes to major shopping centres and schools and you have the best of everything right here.

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Features include:

Main house:

- Flanked by greenery, shrubs and mature trees
- Front undercover pergola with lights
- Open plan kitchen/living area with high ceilings, views out to garden
- Huge kitchen featuring ample bench space, separate island bench, 5 gas burner chef's oven, double sink
- Generous-sized living room with sliding doors leading to the exterior
- Spacious main bedroom with split system air-conditioner, sliding doors to exterior/living area
- Second bedroom
- Separate study
- Security screens on windows
- Combined bathroom with glass shower/ laundry

Extra Building

- Two-car garage plus extra storage at rear with interior access
- Separate private living area enclosed at rear of garage with timber style flooring
- Separate spacious bedroom/living room
- Study with built-in desk
- Separate bathroom

Outside:

- Three training circles
- Two fenced, reticulated paddocks, both with spotlights
- Separate living quarters at rear of garage: With bedroom, and study, bathroom, toilet shower
- An area that has been cleared, site works prepared and build ready
- Possible city views if built double-storey
- Power all around property including bush areas
- Long driveway with house set back from road

Abundance of mature trees on property, including almond, peach and lemon trees

Full fencing around property

Electric fences at front property

Location (approx. distances):

Plenty of bridle trails within area

Bells Rapids 1.9km

Baskerville 7.6km

Upper Swan Primary School 8.1km

Swan Valley 13km

Swan Christian College 15km

Ellenbrook Central 15km

Ellenbrook Secondary College 16km

Midland Gate 18km

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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