



Armadale, 9 Clybucca Place

Discover the Ultimate Mechanic's Dream Home

In a world where properties often blend into one another, this one stands out with a bold, unapologetic embrace of functionality and style.

Welcome to a home that offers far more than just living space—it delivers a lifestyle tailored for those who appreciate the art of mechanics and the joy of craftsmanship.

Nestled in a peaceful cul-de-sac, this exceptional property is unlike anything else on the market. The crown jewel? A massive, fully-equipped workshop that will capture the imagination of anyone who loves to tinker, build, or restore. It's not just a workshop; it's a haven, designed with the kind of meticulous attention to detail that true enthusiasts will recognize and appreciate.

Step inside the house, and you're greeted by five bedrooms, plus study offering ample space for family and guests. The two bathrooms, providing the perfect place to unwind

5 2 0

For Sale
Please Call

View
ljhooker.com.au/88MHA2

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after a long day.

The kitchen is a testament to both form and function, featuring gas cooking, a Smeg dishwasher, and a built-in pantry. It's a space where culinary creativity can flourish. Adjacent to the kitchen, the meals area invites family gatherings and shared moments.

The lounge room exudes comfort and warmth, ideal for both relaxation and entertaining. With split-system air conditioning, ducted evaporative cooling, and a cozy gas log fire, this home ensures you'll be comfortable no matter the season.

Energy efficiency is a priority here, with a 6.6kW solar panel system working to keep energy costs low. Security and convenience are also top of mind, with roller shutters and a two hot water systems—a Rheem stellar gas unit and a Rheem electric unit—adding to the home's robust features.

But it's the workshop that truly sets this property apart. Measuring an impressive 16m x 9m (approx.), it's a space where passion meets practicality. Equipped with a car hoist, mezzanine floor for additional storage, a shower, toilet, and air conditioning, this workshop is more than just functional—it's luxurious.

With a three-phase power supply and ample parking space for multiple vehicles, this workshop is ready to accommodate projects of any scale. A secure front gate adds an extra layer of security, ensuring your prized vehicles and tools are always safe.

Set on a generous 898sqm block (approx.), this property offers both space and tranquillity. The quiet cul-de-sac location ensures peace and privacy, while still being within easy reach of local amenities.

This is more than just a home; it's a rare opportunity to live your passion every day. Properties like this don't come around often, so don't miss your chance to make this dream a reality.

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More About this Property

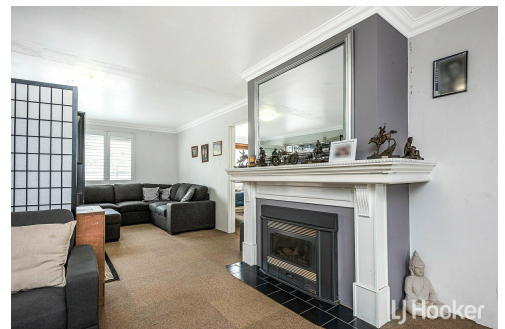
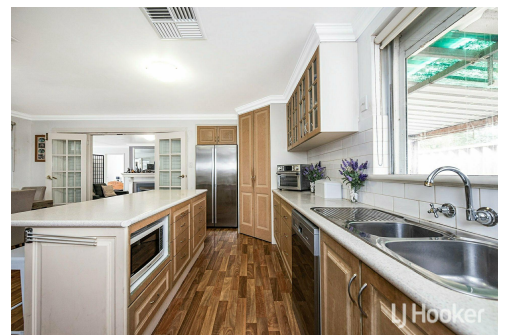
Property ID	88MHA2
Property Type	House
Land Area	898 m ²
Including	Study Air Conditioning Evaporative Cooling Dishwasher Workshop Solar Panels

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