

Henley Brook, 5 Lawson Road

4 x 2 | Views | Pond | Equine Estate |
Development Potential

Land //

One of the Henley Brook's Horse Property locations with dual street frontage currently used as a popular Dog Training Facility sitting on over 6 acres including a winter stream that keeps the pond revitalised all year round and an abundance of trees some are fruit trees and very fertile grounds reticulated by a three phase bore

Improvements //

4 x 2 double carport character home main bedroom having four built in robes plus ensuite all minor bedrooms built in robes main bathroom spa bath and shower separate laundry big country style kitchen views sunken cathedral



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 6

For Sale

Please Call

View

ljhooker.com.au/NK8FF4

Contact

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LJ Hooker Mirrabooka
(08) 9344 5577

lounge pot belly giant alfresco ceiling fans enclosable with sun blinds gas tanks
three phase power solar and gas HWS ducted evaporative air conditioning
security cameras and security outdoor lighting
4 car workshop two horse stables two separate 20k gallon water tanks one
granny annex one chook pen new perimeter fencing new bore reticulation

Development Potential //

Located across the road from 'Booming Brabham' there is a concept the EPA is reviewing to see if the zoning may receive approval for subdivision from the Department of Planning Lands and Heritage

Location //

This is Henley Brook

Your opportunity to own this rare 6 acre horse property within approximately 8 minutes to the equestrian centre 20 minutes from the city about 3km to the beautiful Whiteman Park and only short distances to the wineries restaurants and kayaking on the river in the magnificent Swan Valley

Approximate Distances :

Perth international airport - 20 minutes

Guildford town centre -12 minutes

Midland town centre -14 minutes

Oggies icecream - 2 minutes

Mash brewery - 2 minutes

Perth CBD - 30 minutes

Duckstein - 3 minutes

Elmar's - 2 minutes

" If you love horses want a hobby farm a passionate car enthusiast or simply have a green thumb then visit this hidden treasure on many magical acres only minutes from the Swan Valley providing a country hideaway or potentially a home business using flat land with a bore plus potential for a water licence and options "

Huge workshop storage perfect for a home business storage of machinery and equipment

Beautiful established trees for the nature lover or beekeeper

Approximately 2 acres of reticulated property

Three phase power to house & bore

Long wide drive leading to the property

Bore and potential for a water license

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More About this Property

Property ID	NK8FF4
Property Type	House
House Size	185 m ²
Land Area	2.54 hectare
Including	Ensuite Study Air Conditioning Toilets (2) Alarm Spa Fire Place Courtyard Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Hot Water Cathedral Ceilings / Pond / Workshop / Business Land

Potential

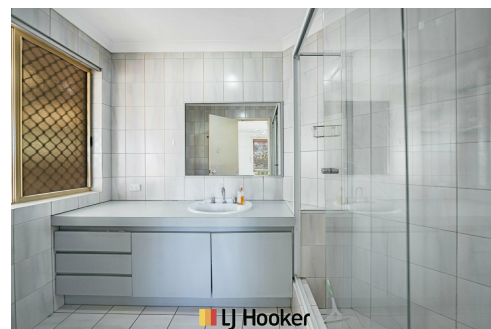
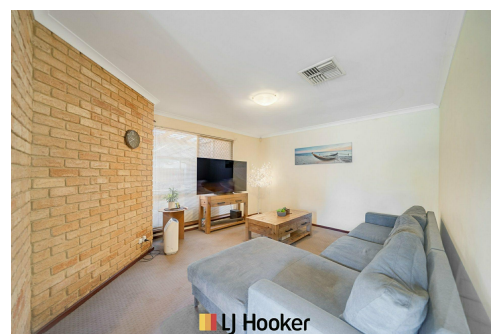
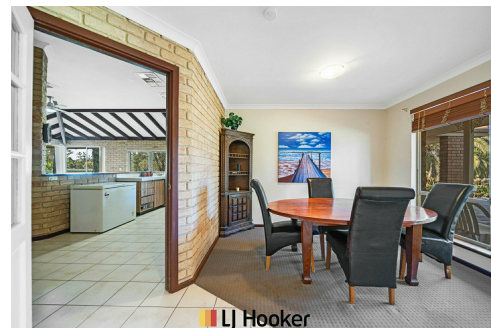
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