

## High Wycombe, 100 Brae Road

### Living Large: A Rare Opportunity

Nestled on an expansive 6,320 sqm block (Approx), this remarkable 5 bedroom 1 bathroom home comes to the market for the first time in over five decades, carrying a rich local history. Originally one of the area's pioneering orchards, this property once thrived as a fruit-growing estate, exporting produce internationally.

Upon entering the home, you're greeted by generous living spaces, with the expansive lounge to the left. Cozy up by the combustion fireplace in winter or enjoy year-round comfort with the split-system air conditioning. The centrally located kitchen offers ample cupboard space, an electric oven, and a gas cooktop, making meal preparation a breeze.

All five double-sized bedrooms are thoughtfully designed for comfort, featuring a mix of ceiling fans and split-system air conditioners in two of the rooms. Each bedroom enjoys convenient access to the spacious bathroom, complete with both a separate bathtub and shower. Towards the back of the home, you'll find a sleepout or enclosed veranda, leading



**For Sale**  
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**LJ Hooker Thornlie | Canning Vale**  
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to a charming patio that overlooks a lush backyard adorned with fruit trees, adding a touch of country charm to your everyday life.

The property's standout feature is the massive approximately 40m x 21m hardstand area and an industrial-scale, three-phase powered warehouse. With three roller doors providing easy access from the hardstand, the warehouse itself spans approximately 25m x 12m with large office.

Attached to this is an impressive workshop and showroom, approximately 18m x 7.5m and a toilet/shower block separate at the rear. Whether you're looking to start a business or need substantial space for your ventures, the possibilities here are endless, subject to council approval.

Opportunities like this are incredibly rare in today's market, with land, homes, and industrial facilities of this scale scarcely available. Don't miss your chance to own a piece of history. For more information, call Brian at 0438 333 341.

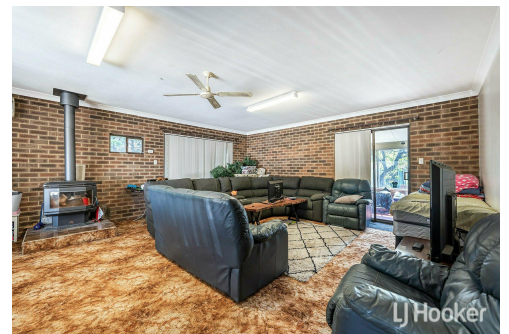
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## More About this Property

<b>Property ID</b>	8AZHA2
<b>Property Type</b>	House
<b>Land Area</b>	6320 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Workshop

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