



COOLUP \$685,000
Lot 72 Ridgeview Dve - PID: 753369  3  2  2

RURAL RETREAT

Fabulous 3 x 2 colorbond home with 2 living areas on 13acs in a beautiful hills environment with views over the coastal plain to the sunsets beyond or out the other direction to the majestic trees and fauna of the surrounding bushland. A truly amazing escape only a hour from Perth or 30 minutes from Mandurah. The photos struggle to do this unique property justice with fresh water creeks flowing most of the year and views through every window of the surrounding bush, farmland and the Peel Inlet.

This pristine home is only 7 years old and has been architecturally designed to take in views over all aspects of the property. There is a big studio with hot and cold running water which could be used as a great family area. Open the doors on to the deck outside and take in the fabulous outlook over the dam while enjoying the company of your family and friends. The main bedroom has a semi ensuite and lovely views over bushland. Bedroom two has its own ensuite and the third bedroom has double doors opening to the deck on the west side to take in the beautiful sunsets. The galley kitchen has a good sized pantry, dishwasher, gas cook top and is open to the large, open living area. This area also opens on to a deck at the front of the house with fabulous views over the coastal plain. A reverse cycle air conditioner and wood heater ensures the house is cool and cosy all year.

This is a lovely, private home where you wander through the bush amongst abundant bird life and fauna including bandicoots and kangaroos drinking from the 3 creeks which wind their way through the property in winter.

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