



## 39 Horseshoe Circuit Henley Brook WA

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A credit to the owners who have successfully designed this property that makes you feel like you are in the country. After 22 years loving the charm, character and serenity, its time for the owners to downsize and hand over to a new family that will love and care for it just as they have. Meticulously maintained and partially renovated this property oozes charisma that you will just love from the moment you arrive, you will want to see more.

### AT A GLANCE

5 bedroom, 2 bathroom, family, meals, kitchen, formal lounge, theatre, games/rumpus/studio, patio, workshop, pool and plenty of lush lawn and established gardens to both front and backyards

**Type** : House  
**Building Size** : 390.52 sqm  
**Land Size** : 1102 sqm  
**View** : <https://www.abelproperty.com.au/8005784>



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**FLOOR AND SITE PLAN**

**AREA**

Living	213.15m <sup>2</sup>
Garage	28.86m <sup>2</sup>
Verandah	27.86m <sup>2</sup>
Games/Rumpus/Studio	32m <sup>2</sup>
Patio 1	52.9m <sup>2</sup>
Patio 2	35.75m <sup>2</sup>
<b>Total house + Games/Rumpus/Studio + Patios</b>	<b>390.52m<sup>2</sup></b>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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