

Sold

## 177 Louisa Cir, Morangup

15 Acres  
Approximate Boundary Lines



### Rural Escape!

Nestled among the trees, we have a well-built, move-in ready steal stump home sitting on a generous 15 acres with tonnes of wildlife and lush bushland.




It's a Battle axe block, allowing good setback from the road and surrounding neighbours, providing maximum privacy and serenity.

This house is delightfully presented with a front and back patio and just about wrap-around eaves. It's a comfortable layout, but if you wanted to, it wouldn't be too much trouble to extend or add on.

From the front door, you enter the tidy living space featuring a split system AC and a wood burner fireplace. This section is mostly carpeted, with the exception of the dining area, which was recently renovated with grey tiling.

To the left boasts the updated kitchen, finished with a modern design providing ample bench space, a double sink, an electric oven, gas cooktop and plenty of cabinet storage. Leading from the kitchen is the scullery with under and overhead cupboards, efficient bench space and external access, ensuring good flow from the laundry straight out to the front porch.

The living room gives entre to the hall with the bathroom being in the centre point off the main bedroom and two minor bedrooms on opposite sides. All the bedrooms are carpeted.

 3  1  15.00 ac

**Price** SOLD for \$575,000

**Property Type** Residential

**Property ID** 1500

**Land Area** 15.00 ac

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



The bathroom features new floor tiling with a vanity, glass shower screen and toilet. You can access the bathroom from an external door leading outside onto a side porch.

Onto the back patio, you find yourself overlooking towering trees and a beautiful native landscape. From here, you can comfortably spend many mornings and afternoons enjoying tranquillity while you watch the seasons change.

A massive machinery shed is included, providing fantastic opportunities to store all your toys. There is a concrete rainwater tank providing fresh rainwater to the house via a pressure pump. This tank gets rainwater catchment from both the house and the machinery shed.

With lots of space and plenty of opportunity, this property has something for everyone, so if you're looking for a tree change, contact the listing agent below.

Sam Woodford | [sam@asktonym.com.au](mailto:sam@asktonym.com.au) | 0408 465 029

Property Features:

Land Size: 15 Acres

Battle-axe block

3 by 1 Steal Stump Home, iron roof

Updated kitchen \ bathroom \ laundry

Fireplace / split system aircon

Electric Oven / Gas cooktop

37 Min to Midland / 48 Min to Perth / 1 Hour to Perth CPD

Single carport

Large machine shed

Mains Power

Concrete rainwater tank

Septic tank system

Native lush bushland

Good fire breaks

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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