

Under Contract

## LOT 22 Clackline-Toodyay Road, Clackline



### Country Escape with Shed, Solar & Nearly 2 Acres

Set on a generous 7,666sqm (nearly 2 acre) parcel, this appealing lifestyle property offers a fantastic opportunity to secure a well-located country retreat surrounded by picturesque farmland.

Featuring sealed road frontage to two sides, the property enjoys excellent access and a pleasant outlook, with a mixture of mature trees and open parkland-cleared areas creating a peaceful rural setting. With neighbours set well away, you'll appreciate the privacy and sense of space on offer.

The property is improved with a shed complete with solar power, battery storage, concrete floor, rainwater tanks and lean-to extension providing an excellent undercover entertaining area. Several additional storage sheds offer plenty of room for equipment, tools or hobby use.

Conveniently located just 5 minutes from Bakers Hill, approximately 15 minutes from Toodyay and around 45 minutes from Midland, this versatile property combines rural charm with easy access to essential services.

Whether you're looking for a weekend getaway, a base for your hobbies, or a peaceful lifestyle property, this unique offering is well worth your inspection.

#### Property Features:

7,666 m2

|                      |                |
|----------------------|----------------|
| <b>Price</b>         | From \$350,000 |
| <b>Property Type</b> | Residential    |
| <b>Property ID</b>   | 1965           |
| <b>Land Area</b>     | 7,666 m2       |

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

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- 7,666sqm (nearly 2 acres)
- Sealed road frontage to two sides
- Mix of mature trees and open cleared land
- Pleasant rural outlook
- Quality shed with concrete floor
- Solar power system with battery storage
- Rainwater tanks
- Large undercover lean-to entertaining area
- Multiple additional storage sheds
- Surrounded by farmland with excellent privacy
- 5 minutes to Bakers Hill
- 15 minutes to Toodyay
- Approximately 45 minutes to Midland

For more information or to book in a viewing please contact the listing agent below.

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