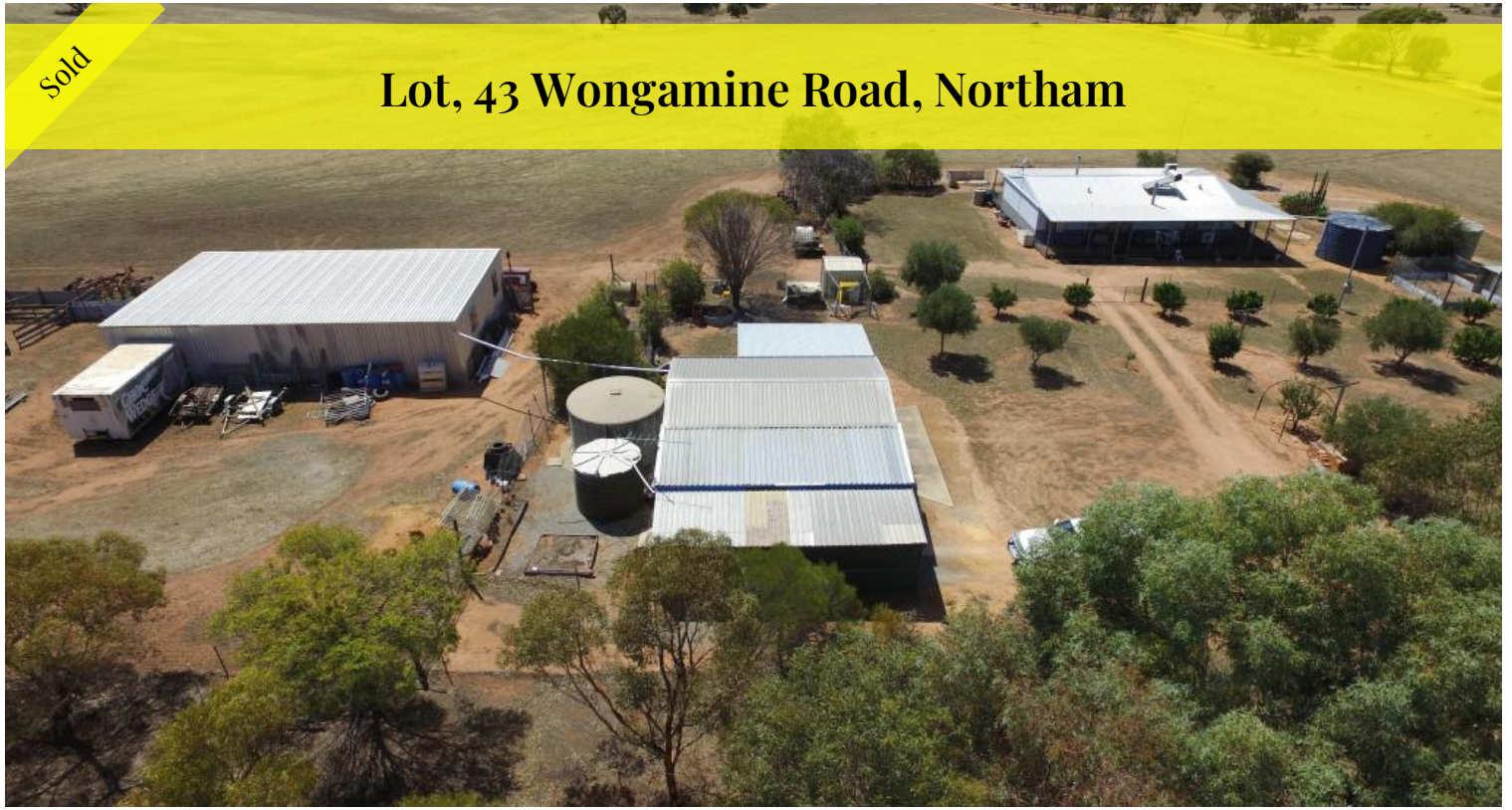


Sold

Lot, 43 Wongamine Road, Northam



50 acre hobby farm or lifestyle property

*** During the COVID-19 period we can still do individual private viewings, call us to find out more***

The perfect size property for your rural pursuits.

Rich red loam soils throughout, fenced into 5 paddocks, good water supply, almost all arable land.

Ideal for horses, cattle, sheep or whatever livestock you require.

Or an excellent cropping block for Hay or cereal crops.

The House;

Set back off of the road you will find this 3 bedroom x 2 bathroom Hardi Plank and Iron home.

The open plan living area features high ceilings in the lounge and kitchen.

The kitchen has ample storage and comes with a stainless steel under bench oven and gas hotplates as well as a Bushman wood fired oven. There is a separate walk in pantry off of the kitchen.

The lounge room has a Bushman wood fire for winter warmth and a split system air conditioner for summer. Off of the lounge is the master suite with a BIR and large ensuite bathroom.

At the opposite side of the lounge room is a small hallway leading to

3 2 3 50.00 ac

Price SOLD for \$465,000

Property Type Residential

Property ID 950

Land Area 50.00 ac

Agent Details

Sam Woodford - 0408 465 029

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia

08 9574 2917



bedroom 2 which has a built in robe and bedroom 3 which would be suitable as an office or spare room. There is a good sized bathroom next to these two bedrooms which has a shower, toilet and vanity.

The laundry has a built in linen cupboard and there is a separate toilet off of the laundry.

Outside you will find verandahs on 3 sides surrounded by low maintenance green gardens.

Outbuildings;

9m x 7m shed with concrete floor and power with carports either side.

A small 1 bedroom accommodation unit is attached to this shed.

18m x 9m workshop and storage shed, ideal machinery shed.

5 fenced paddocks suitable for stock or horses. Separate stock yard with water supply.

Wind mill driven bore for the stock water

2 dams

110,000L of rain water storage

Orchard with assorted fruit trees plus olive tree grove at the front of the property.

This great little hobby farm sits on 50 acres mid-way between Toodyay and Northam and would suit families or couples looking for their own place in the country.

Priced to sell at \$495,000

Book your private viewing with Andrew Brain on 0432 169 010

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 detail

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.