



3 Booka Street, FRANKLAND RIVER, WA 6396

Affordable Rural Family Living

This spacious family home is set on a large 1.2 ha block (2.9 acres) with 2 road frontages. This property would suit many ventures whether you want room to park the caravan or trailer or to bring your truck home. Maybe you want horses or maybe you want to grow your own produce?? The possibilities are plenty.

As you enter through the decorative timber front door, you'll start to appreciate the charm this property has to offer.

The lounge room with polished jarrah floorboards is a welcoming living space kept cool with a reverse cycle air conditioner or cosy with the wood combustion fire. It leads into the open plan kitchen dining area which would suit large families or people who like socialising. This links to the large covered and partially enclosed patio area great for entertaining.

Don't worry about the dishes the dishwasher will get that job done!

The well-maintained kitchen has plenty of bench and cupboard space and there's even a breakfast bar.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Under Contract

INTERNET ID: 22851314

SALE DETAILS

Offers Above \$249,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Lynn Heppell
0428 531 015

Do you need a nursery or a games room? There's one here with a tiled floor making clean up a breeze.

The bathroom has been renovated and includes a bath, shower, vanity and toilet. There's another toilet located near the laundry ideal for when you've been working outside or for when entertaining guests.

There's even room for backyard cricket. What more could you want?

Yes, there is a workshop! Its approximately 16 x 16m with concrete floor with double doors, an open bay and a lean to. Close by are some yards suitable for sheep or other small livestock.

There are more features to be appreciated at an inspection such as the veggie patch and fruit trees.

Whether you're raising a family, investing or retiring here, you can enjoy the country lifestyle of this property while close to all the amenities on offer in Frankland River. Frankland River is centrally located to Mount Barker and Manjimup so easy driving to Albany and Bunbury.

Contact Lynn Heppell to arrange an inspection 0428 531 015.

Other features: Close to Schools,Fireplace(s),Polished Timber Floor

- Land Area 1.212 hectares
- Building Area: 110.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport
- Air Conditioning







Elders
Real Estate

FLOOR PLAN

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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