



## 458 Fisher Road, MOUNT BARKER, WA 6324

### Charming Country Cottage and Character Studio

Comprising of two dwellings in an elevated position and set on a gently sloping 15ha pastured property (36 acres), this property has ranging views of distant rural properties to the Mount Barker Wind Farm.

The main residence is a charming country cottage with timber features, earthy tones and high ceilings with exposed beams.

The heart of the home is the open plan living area which has a reverse cycle air conditioner to keep the home cool in summer and a wood combustion fire to keep it cosy in winter. French doors connect this area to the decking area. Ideal for relaxing on summer evenings or entertaining. Although you may find yourself having lots of BBQ's on the decking, the country kitchen will serve the family well.

The two bedrooms are generously sized and another room is currently used as an office but would make a perfect nursery.

There are two bathrooms one is located within easy access from the studio.

**TYPE:** Sold

**INTERNET ID:** 22866713

#### SALE DETAILS

**\$320,000 to \$370,000**

#### CONTACT DETAILS

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

**Lynn Heppell**  
0428 531 015

The cottage is connected to the mud brick studio by the rustic timber decking / outdoor living area which is complimented by a cottage garden of lavender and natives.

This studio was handcrafted by a previous owner in 2008. Built with hand formed mud bricks and recycled timber from the likes of the old courthouse, this building has been created with style and character. This unique living space is comprised of an open plan kitchen/dining area, a bedroom and two living areas. Ideal for independent teenagers or get creative and set up a gallery for your art and craft.

The expansive vegetable garden has been well fenced to keep the chooks and rabbits out to enable you to grow your own produce. There is a sturdy chicken enclosure to keep your chooks safe.

Of course, the property has shed space for vehicles, toys and tool storage.

Most of the property is pastured paddocks (10ha) which have been used for horses with good fencing and shelters. There is a good sized dam.

At the bottom of the property (south boundary) there's a winter creek with natural vegetation, a terrific spot for a relaxing walk.

Whether you want to raise a family or retire here, this property has something for everyone to enjoy.

Contact Lynn Heppell on 0428 531 015 for your private inspection.

Other features: Fireplace(s), Polished Timber Floor

- Land Area 15.1 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Air Conditioning











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.

458 Fisher Road Kendenup