



70 Ingoldby Street, MOUNT BARKER, WA 6324

Something for All the Family

Do you want to live close to town and all its amenities but still live a rural lifestyle?

Then here is the property for you!

Built in 2007 this Hardiplank/weatherboard family home is at the quiet end of the road, on 7.5ha (that's 18 acres).

As you enter the home you will feel welcome in the spacious open plan living area – the heart of the home. Large windows keep you connected to the outside even when you are inside. A large reverse cycle air conditioner keeps this home cosy.

The kitchen has been well planned with a breakfast bar allowing the family to stay connected while meals are being prepared, plenty of bench and cupboard space and a pantry.

The main bedroom with a large built-in robe (with shelving and hanging space) and semi-ensuite is located at one end of the house. The bathroom, separate toilet and laundry spaces the other bedrooms from the master bedroom.

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: Sold

INTERNET ID: 300P17419

SALE DETAILS

Offers Above \$499,000

CONTACT DETAILS

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

Lynn Heppell
0428 531 015

There is a garage/workshop (approx. 9x6m) with power connected, concrete floor, 2 roller doors and PA door- great for projects.

The gardens are low maintenance terrific for people with busy lives. Or it can be a blank canvas to design and establish your own dream garden. This property has a garden shed (approx. 2x1m) ready for your tools and another shed (approx. 3x3m) for your stockfeed or bikes etc.

The remainder of the property is divided into paddocks with strategic shelter belts of native trees, good fencing and internal gates for livestock management whether it's a few sheep, cows or horses.

An all-year-round soak provides reliable water for stock. Maybe you want to establish fruit trees and veggies - plenty of room here.

The house is supplied by two large rainwater tanks (113,500 litres (30,000 gallons) and 26,500 (7,000 gallons)) more water than you'll know what to do with.

Whether you want to raise a family or retire, the rural life here is well worth investigating.

So if you are seeking peace and solitude within minutes driving of the amenities on offer in Mount Barker, please call today for more information and to arrange your inspection.

Other features: Carpeted, Close to Schools, Close to Shops, Window Treatments

- Land Area 7.5 hectares
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport











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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