



291 Chapman Valley Road, WAGGRAKINE, WA 6530

10 acres with 3 bed home, 10 minutes to CBD!

Escape to the peace and privacy of rural living without sacrificing convenience. Set on over 10 acres of land, this solid brick home offers a blank canvas and loads of future potential - all just 10 minutes from the CBD.

The home features three generously sized bedrooms, plus a flexible additional room that could serve as a fourth bedroom with its own exterior access. There's also a smaller room located just off the veranda, making it an ideal study or hobby space. The kitchen has a classic layout and includes a walk-in pantry, positioned next to the dining area, this space is perfect for family living and entertaining. The main bathroom is located alongside the 3 bedrooms while the spacious laundry adds convenience with a second shower and the toilet.

Step outside to a large patio that provides a perfect setting for outdoor entertaining. A separate games room offers additional flexible space, ideal for teenagers, guests, or use as a studio. The four-bay carport with extra height comfortably accommodates caravans, boats, or work vehicles, and a good-sized shed with workshop space adds to the property's versatility, the home also boasts solar panels.

The land is divided into three fenced paddocks with various animal yards, making it

TYPE: For Sale

INTERNET ID: 300P183591

SALE DETAILS

From \$799,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
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ideal for hobby farming, horses, or lifestyle animals. At the northern end of the property, you'll enjoy ocean views. With the added bonus of subdivision potential (STCA), this property offers not just a lifestyle but an opportunity for future growth.

This is a truly unique offering - a sturdy home with room to make it your own and amazing development prospects, all within a short drive of the city.

- Land Area 4.15 hectares
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- 4 car carport







