



23 Ninghan Road, WONGAN HILLS, WA 6603

Comfort, Space & Country Charm - all that's missing is you

Welcome to your own private sanctuary in the highly desirable Gratton Heights estate of Wongan Hills. Set on a generous 2.5-acre block and built in 2013, this beautifully presented Ross Squire home combines modern comfort with wide open spaces, offering the perfect balance for anyone seeking a more relaxed way of life.

From the moment you arrive, you'll be captivated by the natural beauty of the surroundings and the sense of space and tranquillity this property provides.

Three well-appointed bedrooms, are all generously sized and filled with natural light. The master suite features built-in robes, private ensuite and a split-system A/C ensuring restful nights during warm summers or chilly winters.

The additional bedrooms include built-in robes, offering ample storage.

The heart of the home is an open-plan living and dining area, kept comfortable year-round with a split-system air conditioner. Large windows bring in the fresh country air and stunning rural views.

The modern kitchen is equipped with gas cooking, a sleek and functional design, and plenty of bench and cupboard space - ideal for preparing meals while enjoying the

TYPE: For Sale

INTERNET ID: 300P183907

SALE DETAILS

\$670,000

CONTACT DETAILS

Elders Perth

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company of family or guests.

The modern bathroom is designed for comfort and convenience, with a practical layout and quality finishes.

A reliable gas hot water system ensures constant hot water without the wait â## efficient and low-maintenance.

Step outside to your own country playground with 2.5 acres perfect for kids to roam, pets to play, or for developing your own veggie gardens, orchard, or even a few hobby animals.

The impressive 12m x 12m barn-style shed, complete with power, offers enormous potential. Whether you need storage for vehicles and equipment, a workshop, or a dream man-cave or she-shed, there's room for it all.

Environmentally and cost-conscious buyers will appreciate the 6kW solar panel system with a 5kW inverter, significantly reducing your energy bills while harnessing the power of the sun.

Gratton Heights is renowned for its peaceful atmosphere, larger blocks, and sense of community. Located just minutes from the heart of Wongan Hills, you'll enjoy easy access to schools, shops, medical services, and local sporting facilities â## while still enjoying the serenity and space of rural living.

This is more than just a home â## it's a lifestyle opportunity. A chance to raise your family with room to breathe, entertain under wide open skies, or simply retreat and recharge in total privacy.

Don't miss out, a property of this calibre in such a tightly held area won't stay on the market for long. Whether you're upsizing, escaping the city, or investing in a peaceful future, this home ticks all the boxes.

Contact Aaron Goulden today to arrange your private inspection and discover what makes this Gratton Heights gem so special.

- Land Area 9,991.00 square metres
- Building Area: 145.00 square metres
- Bedrooms: 3
- Bathrooms: 2





