



215 Ealing Road, PRESTON SETTLEMENT, WA 6225

The Perfect Country Escape

Escape the hustle and bustle and experience the tranquillity of rural living with this spacious 4-bedroom, 1-bathroom brick veneer and tile home, set on approximately 21.5 acres of fully usable land just minutes from the Collie townsite. This well-established property offers the perfect blend of comfortable family living and practical infrastructure for horse owners, hobby farmers, or anyone seeking space and freedom.

Step inside and discover a warm and inviting home with four good-sized bedrooms, two separate living areas, and an ample kitchen with sweeping views of the surrounding paddocks. The layout is functional and family-friendly, with a full-length back patio ideal for entertaining or simply relaxing as you take in the open rural landscape.

This property has been thoughtfully set up for horse enthusiasts, featuring nine fully fenced paddocks, a round yard, and access to a scenic winter creek that meanders through the land. With a large 5-bay machinery shed, four rainwater tanks, and easy laneway access, every detail has been considered for a smooth and sustainable lifestyle.

The rear boundary adjoins State Forest land, offering an incredible opportunity for trail riding or nature walks right from your doorstep.

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: For Sale

INTERNET ID: 300P184437

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

Collie

80 Forrest Street
Collie, WA

Clint Swallow
0412 034 726

Whether you're looking to establish a horse training facility, start a small farm, or simply enjoy a peaceful rural lifestyle, this property ticks all the boxes.

Property Features:

- Brick veneer and tile home
- 4 spacious bedrooms
- 1 bathroom
- 2 living areas
- Functional kitchen with expansive views of the property
- Full-length rear patio for entertaining
- 21.5 acres (approx.) of fully usable land
- Fully fenced boundary with gated laneway access
- 9 individual paddocks
- 1 round yard
- Winter creek running through the property
- 4 rainwater tanks
- 5-bay machinery shed
- Large outdoor entertainment area
- Rear boundary adjoining State Forest land

Contact Clint Swallow on 0412 034 726 to arrange your private inspection â## this unique property offers the rural lifestyle you've been waiting for.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

- Land Area 8.71 hectares
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1







