

## 229 Leeder Road, MOKINE, WA 6401

### Peaceful 16.65 Acre Lifestyle Property – Perfect for Horses, Stock & Country Living

Located in the quiet, sought-after area of Mokine, just 22km from Northam, this 16.65-acre property is the ideal escape for those seeking space, privacy, and a ready-made rural lifestyle.

The charming 3-bedroom, 1-bathroom home welcomes you with a wide entry hallway and two generous living spaces.

Timber-look laminate flooring flows throughout, and the open-plan kitchen, dining, and living area is kept comfortable year-round with a large reverse-cycle air conditioning unit.

The kitchen is well-equipped with a dishwasher, gas cooktop, and electric oven.

Step outside to enjoy the spacious deck, perfect for relaxing or entertaining, plus an under-roof garage, a shed, and a small studio for hobbies or storage.

The property is well set up for horses and stock, with fenced paddocks ready to go -

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:** Under Contract

**INTERNET ID:** 300P184676

#### SALE DETAILS

**From \$640,000**

#### CONTACT DETAILS

**Elders Real Estate,  
Northam**

15 Peel Terrace  
NORTHAM, WA  
08 9622 6000

**Sharon Johnson**  
0418 958 651

and the option to keep the friendly donkeys.

Established grapes and fruit trees add to the charm, and the location offers peace, privacy, and that true country feel, all within easy reach of town.

Key Features:

- 16.65 acres with paddocks ready for horses or stock
- 3 bedrooms, 1 bathroom
- 2 living areas, wide entry hallway
- Timber-look laminate flooring throughout
- Kitchen with dishwasher, gas cooktop & electric oven
- Under-roof garage, shed & small studio
- Large deck for entertaining
- Established grapes & fruit trees
- Mains water and bore water
- Rich soils throughout
- Private, quiet location just 22km to Northam

A rare opportunity to secure a well-prepared rural property in a beautiful setting - simply move in and enjoy.

All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | [Sharon.Johnson@elders.com.au](mailto:Sharon.Johnson@elders.com.au)

- Land Area 16.65 acres
- Building Area: 141.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage



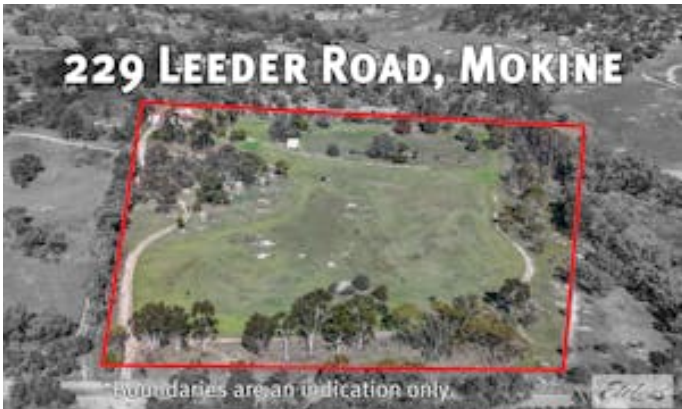
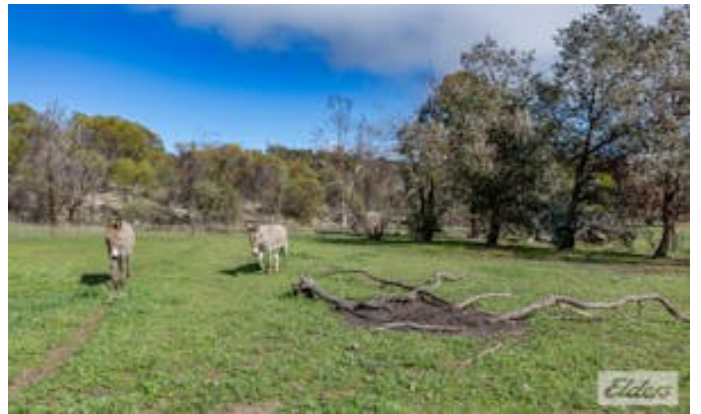


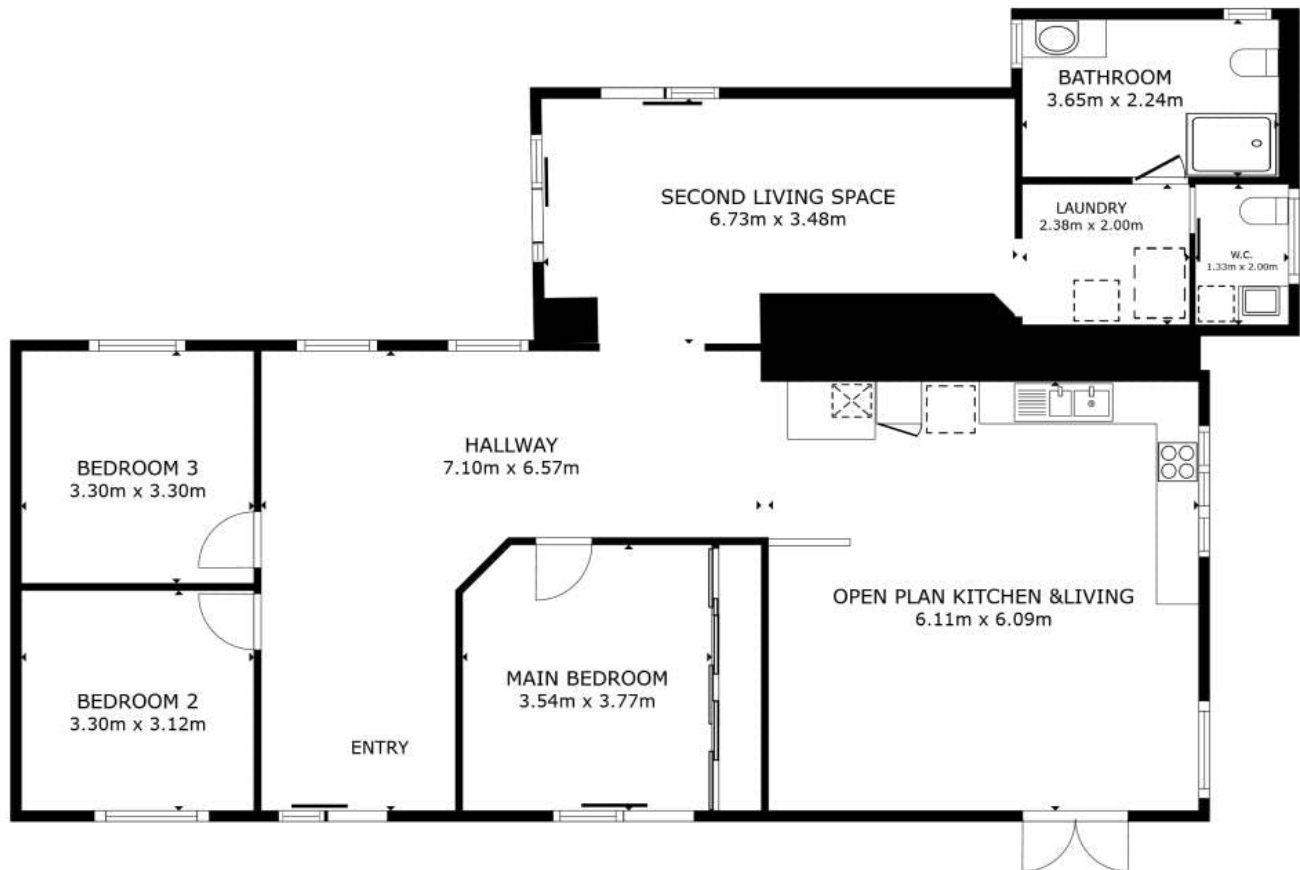












FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 150.3 m<sup>2</sup>  
TOTAL : 150.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

