



## 361 Mount Barker Road, MOUNT BARKER, WA 6324

### The Complete Rural Package - Home, Shed & Lifestyle on 5 Acres

Opportunities like this are becoming increasingly hard to secure in Mount Barker, especially when you're talking about a full five acres on the south side of town, tucked in on the northern side of Tower Hill. 361 Mount Barker Road presents exactly that - space, lifestyle and practicality wrapped into a property that's ready to enjoy from day one.

At the heart of the property sits a cottage-style TR Homes built residence offering three bedrooms and two bathrooms, designed for easy country living. The home opens out to a lovely alfresco and patio area that naturally becomes the hub for entertaining or simply unwinding outdoors. Just off the alfresco is a versatile games or family room, giving you that extra space to adapt as life evolves, whether that's for kids, hobbies or guests. To the rear, an enclosed courtyard provides a safe, secure and snake-proof environment - ideal for keeping your children and furry companions protected while they enjoy the outdoors.

Infrastructure is where this property really shines. A four-car carport and a substantial 18m x 9m powered shed cater to storage, machinery, workshop space or lifestyle toys with ease. For those wanting to lean into self-sufficiency, you'll appreciate the raised veggie gardens, netted orchard areas and a well-set-up chook run, all contributing to a productive and rewarding rural lifestyle.

**TYPE:** For Sale

**INTERNET ID:** 300P192403

#### SALE DETAILS

**Offers above \$875,000**

#### CONTACT DETAILS

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

**Neels Delport**  
0450 451 401

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.

Water security is also front of mind, with a large 120,000L rainwater tank already in place and capacity available to capture even more, providing peace of mind for the seasons ahead.

This is a lifestyle holding that balances charm, usability and location - and properties of this nature are not sitting around for long.

Contact Neels Delport on 0450 451 401 to arrange your private inspection as soon as possible.

Other features: Area Views, Carpeted, Heating, Window Treatments

- Land Area 2.03 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Double carport
- Ensuite
- Floorboards









