



## 45 Stone Street, NORTHAMPTON, WA 6535

### Productive Lifestyle Opportunity on 2 Hectares

Set on an expansive 2-hectare parcel in Northampton, this country-style residence offers the perfect blend of comfortable family living and established horticultural infrastructure.

Framed by wrap around verandahs, the home captures a relaxed rural feel while delivering practical, well-considered spaces throughout. Inside, you'll find four bedrooms, with one versatile room ideal as a 5th bedroom, home office, or second lounge.

The master suite is thoughtfully positioned, complete with a walk-in robe, private ensuite and direct access to the verandah - the perfect place to enjoy a quiet morning coffee overlooking your land. A family bathroom features a separate bath and shower, catering comfortably to family life.

At the heart of the home, the kitchen is both functional and inviting, featuring a large freestanding oven, soft-close drawers and direct access to the front verandah - making indoor-outdoor living seamless.

**TYPE:** For Sale

**INTERNET ID:** 300P193455

#### SALE DETAILS

**\$885,000**

#### CONTACT DETAILS

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
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**Amanda MacLeod**  
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Step outside and the opportunity truly unfolds.

With over 360 irrigated mango trees already established, this property presents strong potential for boutique horticulture or income diversification. Supporting infrastructure includes two large sheds, one equipped with a cool room and storage/packaging facilities for mango production, allowing you to manage harvest and distribution onsite.

Additional features include:

- Solar panel system
- Mains power
- Two bores
- Rainwater plumbed directly to the kitchen
- Multiple animal and bird enclosures
- Recently installed new roof
- Air-conditioning
- outdoor spa and bar area

This is a property that combines lifestyle, productivity and long-term potential. Whether you're seeking space for your family, a small-scale agricultural venture, or a self-sufficient rural retreat, this Northampton holding delivers versatility and value.

For further information or to arrange your inspection, contact Amanda MacLeod from Elders Real Estate today.

- Land Area 2.02 hectares
- Bedrooms: 4
- Bathrooms: 2
- 8 car garage





