



## 8 Ninth Road, YORK, WA 6302

### Spacious Family Living on Over an Acre

Set on a generous 4,266m<sup>2</sup> block, this solid brick and iron home offers space, versatility and lifestyle in a sought-after York location. With multiple living options, extensive outdoor improvements and plenty of room to move, this property is ideal for families, hobbyists or those seeking a country lifestyle with town convenience.

The home features three well-sized bedrooms, with an additional room that could serve as a fourth bedroom, home office or activity room. A second activity room provides even more flexibility for growing families, remote workers or those needing extra living space. Adding to the home's charm, French doors from three bedrooms open directly onto the verandah, creating a seamless connection between indoor and outdoor living.

The practical kitchen includes a walk-in pantry, while the outdoor entertaining area is enhanced by a spacious patio complete with blinds for year-round comfort.

Outside, the property continues to impress with a powered workshop and attached carport, solar power system, an equipped bore, reticulated gardens and a securely fenced rear yard perfect for pets. The expansive block provides endless opportunities for gardens, recreation, additional sheds or simply enjoying the space and privacy.

**TYPE:** For Sale

**INTERNET ID:** 300P197277

**SALE DETAILS**

**Offers from \$699,000**

**CONTACT DETAILS**

**York**

125 Avon Terrace

YORK, WA

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**Ian (Fred) Hill**

0417 991 573

Features Include:

- 4,266m<sup>2</sup> lifestyle block
- Solid brick and iron home
- 3 bedrooms plus potential 4th bedroom/office/activity room
- Additional activity room or home office
- Ducted reverse cycle air conditioning
- Reverse cycle air conditioner
- French doors from three bedrooms to verandah
- Walk-in pantry
- Large patio with blinds
- Powered workshop with attached carport
- Solar power system
- Equipped Bore
- Fenced large rear yard for pets
- Well shaded
- Plenty of space for vehicles, gardens and outdoor activities
- Shire rates 25/26 approx. \$2787.97

A rare opportunity to secure a versatile family property on a substantial block in the beautiful York district.

Contact me today to arrange your inspection.

Fred Hill 0417 991 573

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- Land Area 4,266.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Single carport







