



159 Manmanning Road, WONGAN HILLS, WA 6603

Potential Starts Here

There's no shortage of opportunity at 159 Manmanning Road, Wongan Hills. Sitting on 2.05 hectares, this property offers space, practicality and plenty of storage, just minutes from Wongan Hills giving you room to make it your own.

The three-bedroom, two-bathroom home includes a separate office, making it well suited to families, couples working from home or anyone wanting extra flexibility. All bedrooms feature built-in cupboards, while the spacious lounge is warmed by a wood fire and cooled by a split system air conditioner. A dining area adjoining the kitchen, offers gas cooking and a practical, uncomplicated layout. An electric hot water system completes the home's essentials. Ducted air conditioning is also installed in the home.

Outside, a covered patio provides a great place to entertain while taking in the peaceful surrounds.

The standout feature is the shedding. A huge workshop of approximately 20m x 26m includes a concrete floor, three-phase power, a side roller door and pedestrian entry. A second 7m x 10m shed provides even more secure storage for vehicles, trailers or equipment.

TYPE: For Sale

INTERNET ID: 300P199175

SALE DETAILS

Offers from \$600,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway
BELMONT, WA
08 9422 2444

Aaron Goulden
0428 435 784

The land has been set up for livestock, with all paddocks fenced and serviced by water points, allowing you to comfortably run sheep, horses or other animals while enjoying the benefits of a manageable acreage.

While the property offers good bones and excellent infrastructure, buyers should note that the home does require some renovation and maintenance. This is an opportunity to add value and make the property your own.

The property is being sold on an "AS IS" basis, presenting an opportunity for buyers looking to add value while securing a lifestyle block with infrastructure that would be costly to replicate today.

Whether you're looking for room to spread out, a place to run a home business (STCA), store machinery or simply enjoy country living, 159 Manmanning Road presents an affordable opportunity with plenty of potential.

Contact Aaron Goulden at Elders Real Estate Wongan Hills to arrange your viewing.

- Land Area 2.05 hectares
- Bedrooms: 3
- Bathrooms: 2







