



## 44 Orient Road, MOUNT BARKER, WA 6324

### North-Facing Living with Unmatched Rural Views

Perched on the northern side of Mount Barker Hill, this exceptional 2.39ha lifestyle property offers some of the finest views in the district, stretching across the township of Mount Barker and out to the magnificent Stirling Range.

Purchased by the current owners and thoughtfully developed with a quality Anderson Dufty home completed in 2024, this modern residence has been perfectly positioned to maximise its elevated north-facing aspect. Designed with comfort and energy efficiency in mind, the home features three bedrooms and two bathrooms, with the master suite, kitchen and living area all enjoying stunning views and the benefits of passive solar design.

Access to the home is easy and practical, with a large patio area creating the perfect space to relax, entertain and take in the breathtaking surrounds. There is also substantial storage space underneath the patio, adding to the property's functionality.

The land is currently set up for a horses, making it ideal for those seeking a rural lifestyle with room for animals. The owners have simply outgrown the property, creating an outstanding opportunity for the next owner. Water security is well catered for with two large rainwater tanks, while a 6m x 6m shed provides valuable storage and

**TYPE:** For Sale

**INTERNET ID:** 300P199266

#### SALE DETAILS

**Offers above**  
**\$1,149,000**

#### CONTACT DETAILS

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

**Neels Delport**  
0450 451 401

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workspace. There is also ample room to construct a larger shed should your needs require it.

Combining modern living, spectacular views and lifestyle appeal, 44 Orient Road is a rare opportunity to secure a quality property in one of Mount Barker's most sought-after elevated locations.

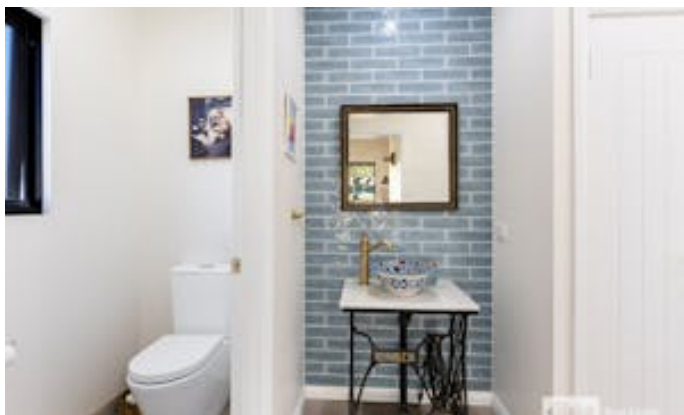
Now is the time to come and experience everything this outstanding property has to offer. Call Neels Delport, 0450 451 401 or email [neels.delport@elders.com.au](mailto:neels.delport@elders.com.au) to arrange your viewing.

Other features: Area Views, Heating

- Land Area 2.53 hectares
- Bedrooms: 3
- Bathrooms: 2
- Floorboards











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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