

75 Ingoldby Street, MOUNT BARKER, WA 6324

Live the Rural Life!

Located at the end of a quiet street on the edge of town is this five bedroom two bathroom rural retreat on 2.33 ha (5.88 acres) which has lots to offer every member of the family.

Adjacent to a bush reserve and farming land, you will feel secluded and remote from town life but actually only a few minutes to the amenities on offer in Mount Barker.

You can live here sustainably, growing your own veggies, raising livestock, catching your own water and capturing the sun's energy with solar panels and a heat transfer water heater. Currently set up for sheep with: fenced paddocks; a dam; a catching yard; and a covered shearing pen, this property can also easily accommodate horses.

This five bedroom brick and iron home has been well maintained, nothing to do here! The open plan living, dining and kitchen area is the hub of this home which opens out to the large covered brick paved patio area ideal for entertaining. There is also a separate lounge or another bedroom.

The well-maintained kitchen has: a 4-burner gas stove and oven with electric grill; plenty of bench space; pantry; and a large fridge recess suitable for catering for a large

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TYPE: Sold

INTERNET ID: 300P4778

SALE DETAILS

Offers Above \$499,000

CONTACT DETAILS

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

Lynn Heppell
0428 531 015

family or entertaining friends.

The kitchen and traffic areas have slate floors, ideal for the busy family whilst the bedrooms and living room have carpet. The living area has a wood burning tile fire that keeps the whole home warm and cosy in the colder months.

The spacious master bedroom has a walk-in robe and an ensuite and the remaining bedrooms are also generously sized with great rural views.

The bathroom and laundry are generously sized with tiled floor ideal for active families. The toilet is separate but located in the laundry close to the back door.

The gravelled driveway flows to the rear of the house to the double car port, additional parking area and sheds.

Sheds! There's plenty of sheds including:

Workshop (6 x 12m) with concrete floor and power

Lockable lean to suitable for a lawn mower, 4-wheeler motorbike etc

Garden shed (4 x 4m) with concrete floor

Wood shed

Sheep yard (converted horse stable)

Shearing area, catching pen, and run

Chicken house with yard

The garden has been well planned with raised garden beds, fruit trees and low maintenance garden beds. There is even an enclosed dog run.

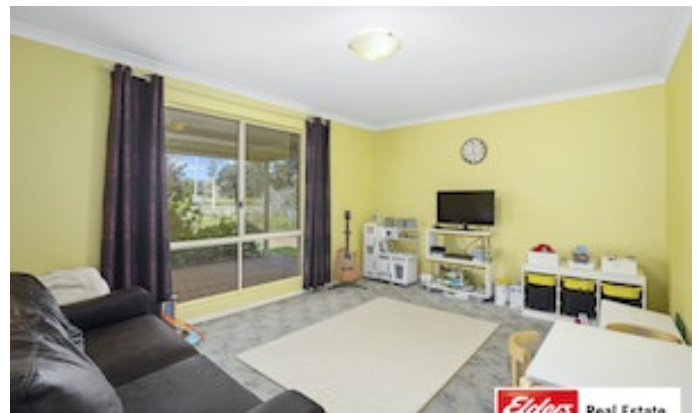
It is all here just move in and start your rural life!

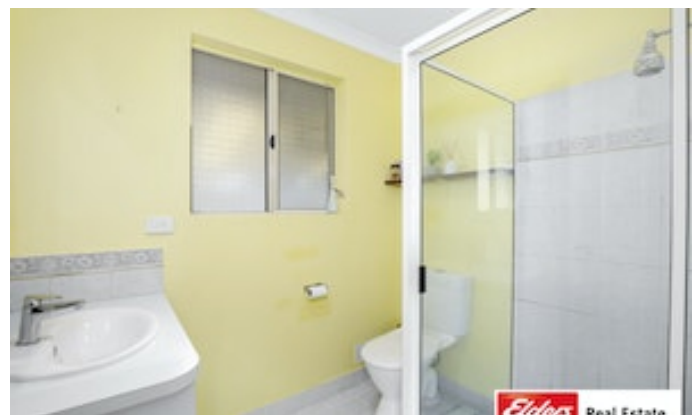
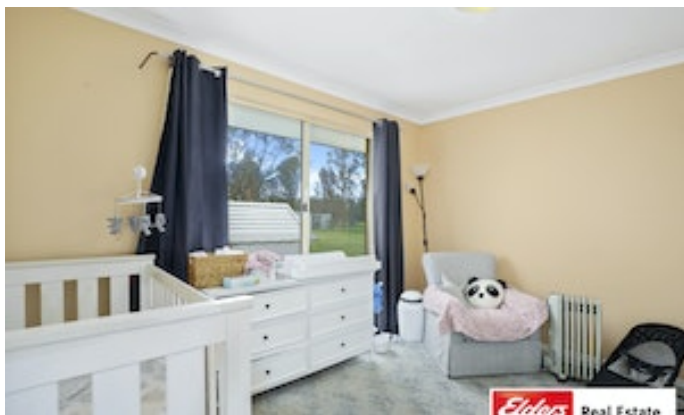
*** Please note this property has a tenancy in place till September 2022. Currently returning \$360 per week. Ideal for those families not quite ready to make the move.

Call Lynn Heppell 0428 531 015 to arrange your private inspection.

Other features: Close to Schools, Close to Shops

- Land Area 2.335 hectares
- Building Area: 17.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Double carport











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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