







DREAM PROPERTY LESS THAN 10KM FROM YORK

3 1 2 2.00ha

Positioned on a sprawling 20,000m2 north-facing block less than a ten-minute drive from York, you have options aplenty to carve your dream lifestyle on this peaceful property featuring a three-bedroom, one-bathroom home plus a separate, self-contained studio and more. Embrace the best of both worlds – enjoy the country life, space and fresh air while still enjoying proximity to York's shops and amenities.

The three-bedroom, one-bathroom family home enjoys an undercover verandah, a great spot to perch overlooking your garden and water feature, enjoy alfresco meals or simply relax and enjoy a sundowner overlooking your land. Inside, the home boasts generous living spaces, a tiled living area replete with open fireplace, functional open plan colonial style kitchen/dining area with all three bedrooms and study off the hallway. Two rooms are of generous size, the main bedroom enjoying double built in robes while the spacious study provides plenty of room for office furniture.

This property boasts so many features, you'll feel like you've hit the jackpot. A separate studio with a kitchenette, and separate bathroom and toilet enables extra accommodation for guests, teenagers or family while hobby enthusiasts will simply love the space here. A Large workshop with power and shelving, also accommodates car parking while a powered woodshed ensures there's plenty of well-serviced room to create whatever your heart desires. For the aquaponics enthusiasts, there is a shed with a water tank, while a 14m x 7m bird avery has been well-maintained and ready for use.

Price	SOLD for $620,000
Property Type	Residential
Property ID	30343
Land Area	2.00 ha
Floor Area	120 m2

Agent Details

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Office Details

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Family pets haven't been forgotten either with their very own, dedicated dog yard and kennel.

With so much room to move, this 20,000m2 property also boasts plenty of foilage with lawn at the front of home and mature trees including citrus, fig and apple trees, with the front and sides of the home cared for with reticulation. A fabulous parcel of land with so many features readily available, including separate studio and solar panels and just minutes from Mt Brown Lookout and nearby York, this is a property that delivers on all fronts. A tranquil, private country oasis far from the madding crowd, yet close enough to enjoy ample convenience.

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.
Features include:
20,000sqm2 north-facing block
Three bedrooms plus study
Main bedroom featuring built in robes
One bathroom with separate toilet
Separate living room with fireplace
Open-plan kitchen/dining area
Ducted air conditioning in main house
Tiled floors in living areas
Timber-style flooring in 2 bedrooms
Linen cupboard
Interior French doors, downlights
Fully fenced with verandah around property
Long driveway – property set back from road
Mature gardens
Solar panels
Spacious laundry with separate toilet

At rear of property:

Separate studio featuring kitchenette, split system air conditioning/separate bathroom with shower/toilet/
Large workshop with power and shelving, room for car parking
Aquaponics shed serviced with water tank
Woodshed with power – made from old water tank
Dog yard and kennel
14m x 7m bird avery
Extensive gardens including citrus/fig/apple trees
Reticulation at front and sides of home

Location (approx. distances):

School Bus for York District School goes past property
Northam Senior High School and TAFE bus stops at end of road

Mount Brown lookout & picnic/BBQ area 4.9km
York 6.6km
York WA Golf Club 12km
Northam 38kms
Perth 100km

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