



**SOLD**

## LOVE AT FIRST SIGHT!!!!

Yes, the heading is a bit cliché - but seriously, HOW AMAZING IS THIS PROPERTY?!?!

This is the ideal lifestyle property if you've frantically been searching for an affordable escape and a slower pace of life. It is not too big or small, extremely private and has a moderate temperature all year round. There are enough little jobs to keep you reasonably occupied, but of course, you can create even more work for yourself - but do your best to recall that exuberant feeling of having a very short "To Do" list before you start?

Please watch the live drone video (2 minutes—click on the arrow), as it will give you a quick indication of how amazing this property is. Serious buyers, you can access about 250 photos of this property and a few of the best attractions in the area on my secure website. Copy/paste or enter this direct link: <https://jessadamsrealty.com.au/properties/104-1101/>.

It's only 2.28 ha/5.63 acres of which 1.62 ha/4 acres are under magnificent Tingle, Jarrah and Redgum Trees, leaving you with the ideal 1-acre/.58ha or 4,046 m<sup>2</sup> clearing around the home, gardens and paddock to enjoy a laid-back, low maintenance lifestyle. There is more than enough space for chooks, a variety of veges and an established orchard with apple, pear, apricot, plum, banana, citrus trees and a grapevine. The fenced paddock is ideal for keeping a few mischievous goats or, if you want an easier life, up to 10 lazy sheep as lawnmowers.

A corner block with two tarmac roads is ideal for fire zoning. It's also nice to know that your immediate, friendly neighbours have really lovely and well-maintained homes and gardens.

This property has everything you can dream of when looking for an escape. The home is utterly delightful, welcoming, light and full of character. Things don't need to be precise here as it's not that kind of home, so you usually don't have to slip your shoes off before walking through the door.

Downstairs, with its beautiful, recently upgraded polished concrete floors, comprises of 2 bedrooms, a lovely bathroom with a skylight (shower over bath), a separate toilet with the cutest toilet roll holder and an old iron as a door stop plus a practical laundry with direct access to the washing line. The magnificent, large open-plan lounge/dining/kitchen is adorned with art, plants and happy colours and offers two entertainment areas plus a cosy fireplace and of course, spectacular views over the land and dam through the big windows.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$830,000**

**OPEN FOR INSPECTION:**  
**N/A**



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