ADDRESS UPON REQUEST









FOR SALE

COUNTRY HOME WITH A VIEW

Wake up to the rolling hills of York and the quiet presence of Mount Bakewell framing your back fence. Set on just under an acre with a north-facing rear outlook, this 2017-built Ross Squire home offers the kind of space and stillness that's hard to find — room to breathe, a garden to grow into, and verandahs made for slow weekend mornings with a coffee in hand.

You're only 3km from the heart of York, with its cafés, history and country character, and an easy stroll down to the Avon River. Yet the city is never far: just over an hour to Midland and around 1.5 hours to Perth. It's the best of both worlds — genuine country charm and tranquillity, without giving up the conveniences of town. For families putting down roots, this is a lifestyle you don't have to wait for retirement to enjoy.

Property Highlights
• Built in 2017 by Ross Squire Homes — generous 3,745m² block, 198m² of comfortable living
• Light-filled open-plan kitchen, dining and large family room — the natural heart of the home
• Beautifully equipped kitchen with walk-in and pull-out pantries, 90cm gas cooktop, ducted rangehood, AEG wall oven, pot drawers and a striking marble breakfast bar
• King-sized main suite with walk-in robe and private ensuite (shower, vanity, toilet)
• Two further large bedrooms tucked at the opposite end of the home — ideal for kids or guests
• Family bathroom with vanity, shower and built-in bath, plus a separate second toilet
• Versatile separate lounge with adjoining home office or 4th bedroom
• Separate laundry with built-in linen storage
• Year-round comfort with Fujitsu reverse-cycle ducted air conditioning
• Solar panels with 5.5kW inverter — kinder on the bills
• Tandem carport and wide verandahs wrapping the home
• Rinnai instantaneous gas hot water system
• Council rates: $2,718.28 per annum
• School bus to Helena College services York — Senior School at Glen Forrest, Junior School at Darlington

Contact Shendelle on 0412 713 911 to book your private appointment.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

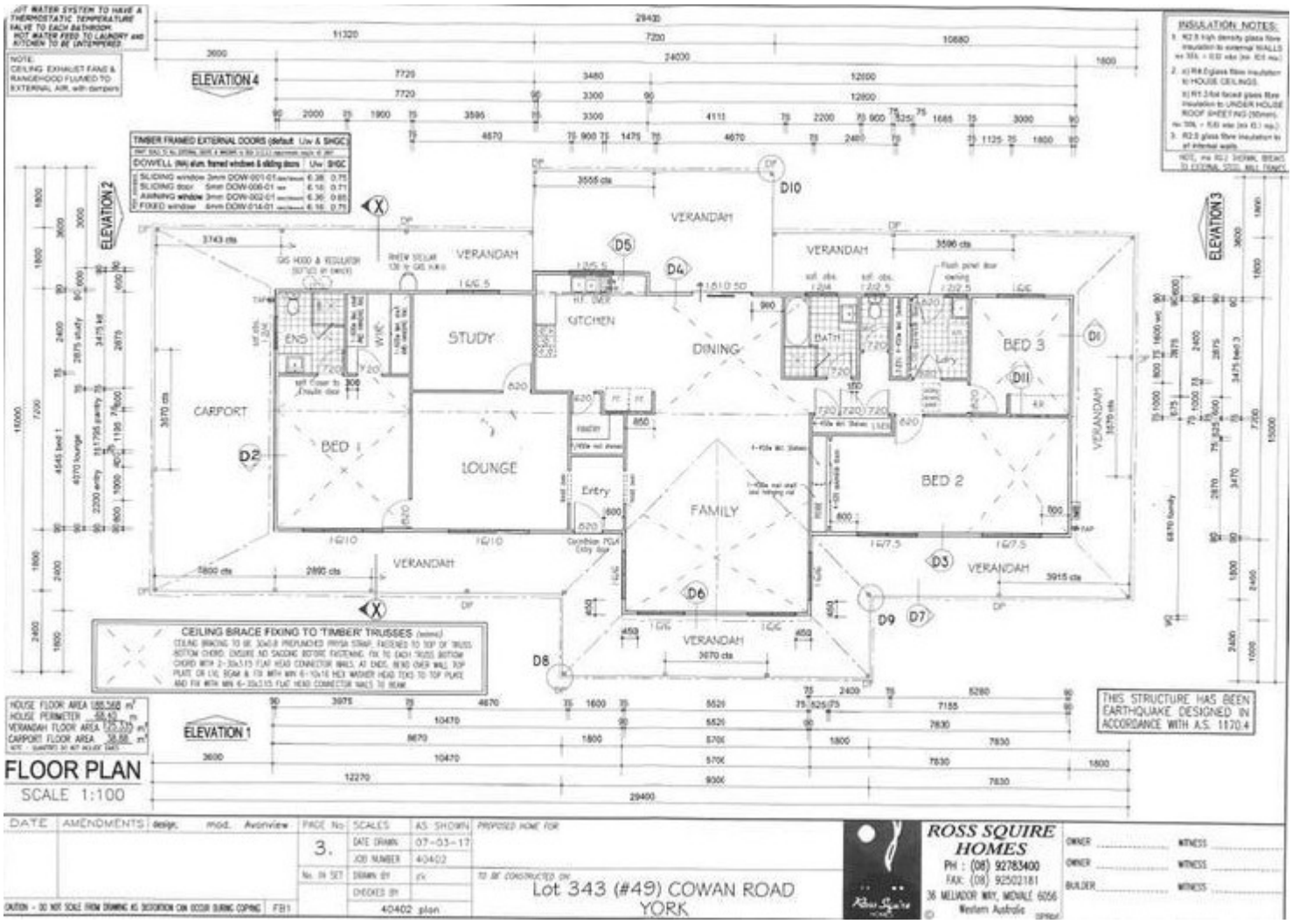
4 BED | 2 BATH | 2 CAR

PRICE:
Offers From $775,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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