

**11 Avon Road, Wongan Hills, WA 6603**

**Sold House**

Friday, 1 September 2023

11 Avon Road, Wongan Hills, WA 6603

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2 m2**

**Type: House**

**\$350,000**

Rarely does a property with its own seclusion and acres become available for sale so close to Wongan Hills - but here it is! On the corner of Avon Road and Central Road with bitumen road frontage, electricity and scheme water connection, this desirable five-acre allotment has plenty of potential in a sought-after location. When you see this property you will realise you have everything you need to create your own private retreat. The 3 bedroom, 1 bathroom home is located at the top of the block and features an open kitchen dining living area with reverse cycle air conditioning, a large 5-burner gas stove and breakfast bar. Three comfortably sized carpeted bedrooms, two of which have their own reverse cycle air conditioning, a central bathroom with a shower and bathtub, and a beautifully efficient laundry with ample storage. The two French doors off the living room open to a stunning 12m x 6m patio entertaining area with panoramic views of the whole property. With plenty of room for the kids to play, the well-kept lawn and gardens make a peaceful setting for relaxation. Externally the property offers plenty of space to keep your horses, run a few sheep or ride your motorbikes with a block that is mostly cleared and has come up a treat. Fencing is in very good order with the boundaries requiring little maintenance. The advantage of this property's location and the beauty of this property's position is that you are not bound to your property; unique trail riding sites may be accessible from the property via the bushland to the south-west of the block. Right on the edge of Wongan Hills this property is ready for you to add your touch. Inspection by appointment only, contact Aaron Goulden 0428 435 784