

12 Howlett Ramble, Argyle, WA 6239



House For Sale

Thursday, 9 November 2023

12 Howlett Ramble, Argyle, WA 6239

Bedrooms: 4

Bathrooms: 2

Area: 2 m2

Type: House



Susan Kouw
0438300980

\$950,000.

YOUR DREAM HORSE PROPERTY AWAITS! Nestled in the sought-after Argyle area, this 4-bedroom, 2-bathroom Summit built brick & iron home sits on just over 5 acres*(2.06ha) * of pristine land. Meticulously maintained and freshly renovated, this property is a testament of functionality. Here's why it's your ideal haven, Property Features:- Squeaky Clean & Neat as a Pin: Immaculate interiors with fresh carpets and spacious double wardrobes in every bedroom. Both bathrooms newly renovated.- Newly renovated kitchen, near-new Canadian wood fire, and reverse cycle air conditioning for year-round comfort. Open plan with hardwearing and functional tile flooring for country living.- Expansive Outdoor Patio: Enjoy gatherings on the large gabled patio area with aggregate concrete flooring. A large fire pit to add to the ambiance of country living at its best!- Massive Colourbond Shed: A colossal 20x12m* shed with mezzanine floor and pot belly stove for your toys, storage, or creative projects. A lean-to also has been added to shed the horse float or truck.- Abundant Water Supply: Bore-fed water reticulation to 5 paddocks with excellent gates and horse-friendly fencing.- Nature's Bounty: Well-established protea trees, varied fruit trees and a magnificent mulberry tree for all those childhood memories! - Thoughtful Design: Well-planned fire breaks and pathways, plus ample space for your dream horse arena.- Multiple Water Tanks: Featuring tanks of 140,000lt, 5,000lts, and 27,000lt for all your water needs.This property, a true labour of love, is immaculately presented, reflecting the careful consideration and dedication of its owners. Opportunities like this are rare.Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,556.51* paZoned: Rural Residential For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980, susan.kouw@elders.com.auBuyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.