

**134 Mangles Road, Stirling Estate, WA 6271**



**Sold Mixed Farming**

Friday, 29 March 2024

134 Mangles Road, Stirling Estate, WA 6271

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 3 m2**

**Type: Mixed Farming**



James O'Neill  
0451309029

**\$1,270,000**

Welcome to 134 Mangles Road, Stirling Estate, a haven of tranquillity nestled within a fully reticulated 9-acre property boasting well maintained grounds. This gem comprises a freshly renovated 3x1 residence along with a separate, fully self-contained granny flat, offering a unique living experience in the heart of nature. **Property Highlights:** **Sprawling 9-Acre Oasis:** Enjoy the luxury of expansive grounds, fully reticulated for ease of maintenance, providing an idyllic setting for those who appreciate nature's beauty. **Turnkey Perfection:** The main residence features a recent renovation, presenting a modern and inviting 3-bedroom, 1-bathroom haven. Move-in ready, it combines comfort with contemporary design for a seamless lifestyle. **Versatile Granny Flat:** A second dwelling on the property, the self-contained granny flat, has also undergone a fresh renovation. Ideal for guests, extended family, or potential rental income (subject to council approval), it adds versatility to this unique estate. **Prime Location:** Situated just 25 minutes north of Busselton, this property is strategically located 1km from the stunning southwest coastline and its pristine beaches. Revel in the beauty of coastal living while maintaining convenient access to amenities. **Zoned Rural:** Embrace the freedom and possibilities that come with rural zoning, offering a range of potential uses for the discerning buyer. **Family-Friendly:** Positioned on the school bus route, this property is perfect for families seeking a peaceful and spacious environment for their children. **Home Business Opportunities:** Take advantage of the potential to operate various businesses from the comfort of your home, providing a unique blend of work and lifestyle. **Nature Lovers' Paradise:** Bordering onto national parkland, the property offers direct access to nature, creating a serene atmosphere for relaxation and exploration. **Nearby Facilities:** **Beach Bliss:** Just 1km away (as the crow flies) from the stunning coastline, indulge in the beauty of sunsets, walks along the shore, and the calming sound of the waves. **Golf Enthusiasts' Haven:** Golf courses nearby cater to those who enjoy a leisurely day on the greens, adding to the array of recreational options. **Nature Trails and Adventures:** With a national park at your doorstep, embark on hiking and exploration journeys, immersing yourself in the wonders of the natural surroundings. **Equestrian Excellence:** An equestrian centre in proximity ensures that horse enthusiasts have access to world-class facilities and activities. **Winery Wonderland:** Experience the richness of the local wine culture with nearby wineries, providing a delightful backdrop for socializing and appreciation. **Peaceful Living, Nature-Rich Lifestyle:** Escape the hustle and bustle and embrace a life of serenity surrounded by nature. 134 Mangles Road offers not just a home but a retreat, where the beauty of the outdoors seamlessly integrates with the comfort of modern living. Don't miss the chance to make this unique property your own. **SUMMARY-** Fully reticulated 9 acre property with well-maintained grounds (water licence included)- Freshly renovated 3x1 turnkey property with wooden polished floorboards- Additional fully self contained granny flat, freshly renovated- 9m x 27m powered workshop shed- 12m x 12m barn- Ideally located 25min north of Busselton- Just 1km from stunning south west coastline and spectacular beaches- Zoned rural property- On school bus route, perfect for families- Operate various business from home \*- Borders onto national parkland **Nearby facilities:-** beach- golf course- national park- equestrian centre- winery- Peaceful, nature-rich- Tractor & Bobcat machinery included - optional **Available Immediately. Enquire now to schedule a viewing and unlock the doors to your private sanctuary at 134 Mangles Road, Stirling Estate. Approximately Water rates:\$260 Council rates: \$1,800(Please note any business operations are subject to Council approval)**