

156 Clackline-Toodyay Road, Clackline, WA 6564



Sold Acreage

Wednesday, 22 May 2024

156 Clackline-Toodyay Road, Clackline, WA 6564

Bedrooms: 3

Bathrooms: 3

Parkings: 9

Area: 16 m2

Type: Acreage



Kerrielee Marrapodi
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\$959,000

Located an easy 45 minute drive to Midland and less than an hour to Perth Airport, this beautiful property is nestled in the heart of the Nanmullen Valley, which is renowned for its fertile soils and crystal clear spring water. Boasting 40+ acres of superb land, a supremely comfortable and pristinely presented 3/4 bedroom residence, fantastic shed infrastructure and stacks of water courtesy of two rainwater tanks and the bonus of scheme water and winter creek, this property has all that you could desire from your dream rural property and a whole lot more! Escape the hustle and bustle of urban life and enjoy the peace and serenity of country living today!

3 bedroom and 2 bathroom residence
Original 1856 cottage awaiting restoration
Spacious open plan family & dining area
Lounge room & office/nursery or 4th bed
Large master suite with WIR and ensuite
Ducted evap air con & s/combustion fire
Two rain water tanks plus scheme water
Two fantastic sheds, one with a bathroom
Three wiwo stables & six paddocks
Quality fencing with internal fenced yard
40+ac of fertile land with gorgeous views
Perfectly private and blissfully peaceful, this property enjoys gorgeous views as far as the eye can see. It is bordered by National parkland and there are walking and horse riding trails virtually at your doorstep. The property caters for almost any rural pursuit as it is the perfect combination of fertile and open farmland, attractive natural bush, established fruit and olive trees and majestic Wandoo and Marri trees. The residence is nestled in the heart of the property and has a fully fenced rear yard to keep the kids and fur babies contained. The home boasts 3 bedrooms and an extra activity room which would make an ideal nursery, office or fourth bedroom if required. The heart of the home consists of an open plan family and dining area which has a spacious and well appointed kitchen at its hub. The kitchen is complete with plenty of cupboards for storage, a dishwasher and gas cooktop. A slow combustion fire makes a nice focal point in the dining area and keeps the entire home comfortable and warm in the cooler months whilst ducted evaporative air conditioning takes care of the summer heat. A spacious second living area at the front of the home gives plenty of space for the family to spread out and enjoy. Wander outside to enjoy the gorgeous views and fresh country air. Wide verandahs surround the home and provide your choice of sheltered spots from which to relax and enjoy the peace and serenity. Set away from the home is the original 1856 cottage homestead which, with a bit of elbow grease, could be restored to create a second dwelling on the property. The property would be perfect for stock or horses as it has plenty of lush farmland and 6 paddocks with auto-waterers and a powered feed and tack shed with concrete floor. There are two large sheds including a 6m x 12m shed with a 9m x 3m lined lean to for hay, machinery or farm equipment, and a large 12m x 9m shed which is powered and plumbed with a bathroom. This shed also has a kitchenette and can accommodate large machinery. Arguably one of the most important assets on a productive rural property is the availability of water. and there is plenty of water available here courtesy of two rainwater tanks and mains scheme water. There is also a winter soak and a windmill which could easily be reinstated to access the plentiful ground water supply which is available only a short depth from ground level. Perfectly private, and pristinely presented, this property offers the blissful rural lifestyle you have been dreaming of. With a host of other extras including a chook yard, three wain in/walk out yards and a generator point in the case of mains power outages, you will need to be quick to be the next lucky owner of this beauty!

CASH OR FINANCE BUYERS ONLY ! For more information or to arrange to view please contact **KERRIE-LEE MARRAPODI - 0415 472 838**

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