

**168 Sturdee Road, Mount Barker, WA 6324**



**Sold House**

Friday, 1 September 2023

168 Sturdee Road, Mount Barker, WA 6324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 25 m2**

**Type: House**



Joe Trichilo

0409370676

## Contact agent

Relish the fresh country air, serenity, seclusion and scenery, and embrace rural life on this special farmlet close to a major Great Southern town and magnificent coastal city and town. Wineries, mountain and foodie trails and stunning beaches are all within easy reach. Enjoy the picturesque parkland garden & rural vistas surrounding the fully-renovated two-level home, which features a sweeping bullnosed verandah providing the perfect position to take it all in, as does the home. Offering rich soils, eight paddocks, four dams and an 11m x 8m GP shed, small tractor shed, hay shed and a workshop shed with a coolroom, and partial electric fencing and more, this property has key infrastructure for keeping horses and stock and growing your own produce. There is already an apricot and cherry orchard and great scope to grow other fruit varieties and establish a huge veggie patch to create a self-sustainable way of life. There are also two rainwater tanks and a double carport with an adjoining studio, alongside the home. Downstairs is a light-filled thoroughfare to a beautiful garden and rural view lounge, with a wood combustion heater and r/c. Enjoy more of those wonderful views from the fashionable dining and galley kitchen zone revealing verandah access, in-vogue appliances and stylish storage. The revamped wet areas include a deluxe bathroom, and mod laundry and main toilet. Upstairs is an inviting activity area and two big bedrooms with robes, all with fabulous aspects. There is also a toilet. Savour all rural living has to offer. For more detailed information or to arrange a private viewing please contact Joe Trichilo on 0409 370 676 or email [joe.trichilo@raywhite.com](mailto:joe.trichilo@raywhite.com)