

# 195 Gooch Rd, Mokine, WA 6401



## House For Sale

Friday, 3 November 2023

195 Gooch Rd, Mokine, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Sam Woodford

**\$485,000**

New to the market, we have this fantastic rural property equipped with excellent equestrian infrastructure, ideal for horse lovers or buyers seeking that hobby farm lifestyle. The Land The total land size is 12 acres with a nice mix of cleared open paddocks, natural bushland and rocky outcrops. This property includes various structures, including a horse arena, a three-bay workshop/ garage, a 50ft by 25ft hay shed and multiple enclosed paddocks to keep all your four-legged friends safe and secure. Another exciting feature is the railway carriage! Currently set up as the sawing and art room. The House Upon entering through the front door, you walk into the open-plan lounge, dining and updated kitchen, complete with a ceiling fan, a split system air conditioning and hardwood flooring. Great sized kitchen with plenty of cupboards/bench space and an excellent six burner gas stove. The house includes three bedrooms, a study, laundry and an updated bathroom with an extended family room. The family room features a slow-combustion fire and split system air conditioner. Property Features: Only Minutes from the Great Eastern Hwy, taking you through Bakers Hill, then down to Midland. Scheme water. Rubbish collection. 12 acres. Large dam. Chicken pen. Multiple rainwater tanks, sheds and equestrian infrastructure. Living & kitchen combined. Hardwood flooring. Spacious bedrooms. Large updated kitchen. Updated bathroom. Total of three split-system air-conditioning. Currently tenanted, viewings are by appointment only! Contact the listing agent below. Sam Woodford | sam@asktonym.com.au | 0408 465 029 Property Code: 1448