

**24 Martin Street, Mount Barker, WA 6324**

 ALBANY PRESTIGE REALTY

**House For Sale**

Thursday, 25 January 2024

24 Martin Street, Mount Barker, WA 6324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 2 m2**

**Type: House**



Janyce Nichol

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**\$545,000**

Set well back from the road, this five acre farmlet enjoys a very peaceful outlook – especially from its seriously impressive, all weather timber decked and jumbo sized patio. Yes, it really is a winner! Added to that ... the sellers are to be congratulated because their presentation of the property both inside and out is excellent. Yes, 10 out of 10 because it's that good. Step inside to a recently upgraded kitchen with 3-burner gas cooktop, fan forced electric oven plus dishwasher, single sink and both overhead cupboards and under bench cupboards and drawers. There is also a reverse cycle air conditioner. In the lounge – dining room, both a wood fire heater and reverse cycle air conditioner guarantee year-round comfort. Good news too – throughout the home, jarrah floorboards and jarrah window frames are a feature. In total, there are three bedrooms with reverse cycle air conditioner in the master bedroom. The bathroom has a double sized spa bath as well as vanity, shower and toilet. There is also a second toilet off the laundry. Other features include insulation in walls and ceilings and gas instant hot water system. Step outside to a powered five-bay garage with concrete floor and lean-to plus a single carport at the front of the residence plus a double carport to the rear ... making a total of nine parking bays for vehicles, caravan and boat. Impressive! Other features include the 92,000 litre rainwater tank and, best of all, a spring fed soak at the rear of the fully fenced block. Scheme water is connected and available around the acreage through six taps. Zoning is Rural Residential #3. Sound interesting? Please call today for the full list of features and an aerial map as well as to arrange your inspection.