

**245 Railway Road, Clackline, WA 6564**

**Acreage For Sale**

Wednesday, 22 May 2024

245 Railway Road, Clackline, WA 6564

**Bedrooms: 3**

**Bathrooms: 2**

**Type: Acreage**



Kerrielee Marrapodi  
0415472838

**\$599,000**

Located less than an hour from the Perth Airport and approximately 15 minutes from the Toodyay township, this pretty property comprises just under 13 acres of productive land and offers all you could desire from an escape to the country! Boasting a three bedroom home with lovely character features including soaring ceilings and Jarrah flooring and window trims, a dam, mains water and a winter creek all in a serene rural location, you will need to be quick to be the next lucky owner of this beauty!

3 bedroom and 1 1/2 bathroom country cottage  
High ceilings, Jarrah Flooring and windows  
Neat and practical kitchen with gas cooktop  
Spacious decked verandah for entertaining  
Ducted evaporative air conditioning system  
Pretty winter Creek, mains water and dam  
Two massive fenced paddocks for stock  
Approximately 13 acres in peaceful location  
Set amongst easy care gardens, the residence is neatly presented and is move-in ready. Step inside to an entrance hallway with beautiful solid Jarrah flooring and high ceilings. The accommodation in the home consists of 3 bedrooms, all with high ceilings and Jarrah floors and windows. Ducted evaporative air conditioning keeps the home cool in the summer months and gas heating warms you during the cold winter nights. The floor plan is simple but highly functional and features a neat kitchen with gas cooktop and oven, a dining room and a lounge room. Wander outside to explore the substantial landholding. A pretty winter creek traverses the property and the bonus of mains scheme water and a 5,000L rainwater tank means that there is plenty of water available all year round. A large dam provides extra water and is a pretty feature in the landscape. There are two large paddocks for stock or horses and stacks of room for a large shed if desired and also plenty of space for parking and ancillary vehicles. The perfect weekender or forever home, this lovely property is sure to have broad appeal. For more information or to arrange to view please contact KERRIE-LEE MARRAPODI - 0415 472 838

Please Note:- This property has been Virtually Staged for Visualization purposes.  
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