

**247 Carlin Road, Bakers Hill, WA 6562**

**Professionals**

**House For Sale**

Tuesday, 7 May 2024

247 Carlin Road, Bakers Hill, WA 6562

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



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**\$479,000+**

In superb condition. If you love cottages, wooden floorboards, big verandas and patios, light filled sleepouts, workshops, blue wrens, fruit trees and paddocks then you will likely fall over yourself to live in this wonderful property. If you don't need a big 4x2 and love country style wide verandas and wooden floorboards, then this could be your home. If you are looking to escape the rat race but acreage blocks have suddenly gone way beyond your budget, then this could be your home. Or if you see what I see - an area that is just hitting its straps as buyers realise how close it is and how much it offers for the price, then this could be your next investment home! The fact is, from the minute you get out of your car and cross the veranda, you feel immediately at home... completely and utterly at home. Maybe it is just that this property has been beautifully styled from the freshly painted country blue external paint job with white window trims, to the superb natural floorboards that just gleam and complement the crisp white ceilings and newly painted walls. Or maybe it is just that this is a home you can immediately move into, put the kettle on and get living your best rural life without having to pick up your tools! With 2 fantastic, spacious bedrooms with loads of robe space, PLUS a light filled sleepout, this will work for a couple or a small family looking for a tree change. And better yet, it comes with a big furnishable lounge, a central country style kitchen, a separate dining room, a cute bathroom and a laundry with a second shower (mudroom) and the super large, covered patio out back which is perfect for BBQ's and entertaining your guests for Sunday lunches! This is not a tiny home by any means. And for comfort you even have RC Air conditioning for the coming colder months and to cool you down when the heat returns. And in case you were wondering, there is no asbestos here - it was transported to Bakers from Perth many years ago in 2 pieces and a full report was done to test for it and it's all good! A morning here feels like you just popped out to the farm for a visit; walking around this block is simply delightful. You could easily get a pony, horse or a couple of sheep and alpacas. There is already a small day shelter in one of the paddocks as well as a small feed / woodshed and tool shed. Fully fenced and mostly cleared, there are good stands of native and fruit trees. There is a double carport to keep your vehicles protected and better yet, there is a powered workshop with hot and cold water! This property even has a greenhouse, there is far more infrastructure here than you would expect. AND it's on mains water so there are no tanks to worry about. There is nothing you could want more than what is being offered here as a starter property in our beautiful semi-rural township and frankly, the price is unbelievable in a market where you can't even buy a villa for this price in the flats! We are so proud to be representing this home - I cannot think of a better first home or weekender (or investment!) approximately 25 to 30 minutes from Mundaring town centre on a bad traffic day and I can't wait to help one lucky buyer get the keys! Come and see it and have a good walk around, enjoy all it has to offer and then we can talk. This is the best of Bakers Hill and it's waiting for you, so don't miss out! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.