

**32 Curtiss Road, Lange, WA 6330**



**Sold House**

Wednesday, 23 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**

**\$645,000**

People who love the natural environment and dream of bringing up the family on a few acres will find all they need at this idyllic 2.87 ha (7.09 acres) holding with a two-storey homestead, sheds and good grazing pasture for sheep or horses. Zoned General Agriculture, the established hobby farm promises a tranquil country lifestyle, yet it's only 10 minutes from the centre of town and a couple of minutes from a major shopping centre with a Woolworths supermarket and Bunnings warehouse. Tucked away from the road behind a pocket of native vegetation, the Hardiplank and Colorbond home enjoys privacy and a stunning outlook over the block and beyond to rural land, bushland and Mount Martin. Inside, timber is the hero in floors, window frames, stairs and balustrading. A wood fire in the newly carpeted lounge also heats the adjacent dining space, while the good-sized kitchen has gas cooking, a wall oven and dishwasher. French doors from the lounge lead out to a sizable, covered deck, which extends around three sides of the house for sheltered outdoor living options. Also on the ground floor is the laundry and a bathroom, while a shower room upstairs serves the three bedrooms – two big singles and the master a king-sized room. New carpet is fitted in the bedrooms and the upstairs hall, where there's also a study. About half the land is in bush and the remainder is the grassy house block and a fenced paddock of lush grazing land. There's plenty of scope for running few head of livestock and keeping chooks, while the natural setting is enhanced by abundant birdlife and a family of resident kangaroos. Water is plentiful from a permanent freshwater creek flowing near the far boundary and three rainwater tanks supplying the house and gardens, including an orchard of avocados and mixed fruit trees. An 8m x 6m shed with power, a two-bay carport, an open, high-clearance machinery or general purpose shed and a woodshed make up the outbuildings, all of which are in good condition. This is an exciting opportunity for those with a penchant for hobby farming to start enjoying a country lifestyle many would envy. To arrange an inspection of this exciting new listing please don't hesitate in contacting Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know: - 2.87 ha hobby farm (7.09 acres) - Zoned General Agriculture - Two-storey Hardiplank and Colorbond home - Lounge with wood fire - Decks and verandas on three sides - Dining area - Kitchen with gas cooking, dishwasher - Bathroom with bath, shower, vanity, toilet - Upstairs shower room with vanity and toilet - King-sized master bedroom - Two big single bedrooms - Study nook - Lovely rural views from all rooms in the house - 8m x 6m shed-workshop with power, two-bay carport, machinery or GP shed, woodshed - Land is roughly half bush and half cleared - Good water from permanent freshwater creek and three rainwater tanks - Ideal for sheep, horses, chooks, growing veggies - 10 minutes from town, near to supermarket, hardware store - Council rates \$2,626.32 per annum