

36 Marginata Road, Coondle, WA 6566

Acreage For Sale

Monday, 22 January 2024

36 Marginata Road, Coondle, WA 6566

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: Acreage



Kerrielee Marrapodi
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From \$449,000.00

Situated in a quiet end of cul de sac location, this beautifully presented 7 acre property is situated less than 15 minutes from the Toodyay town centre and just over an hours drive from the Perth Airport. Boasting a simple yet supremely comfortable "shouse", equine facilities including stables, round yard and paddocks, and plenty of water courtesy of two rainwater tanks, a bore and a winter soak, this property offers an idyllic rural lifestyle. Shed house ("shouse") with kitchenette & bathroom 1 bedroom, Living & combined kitchenette and laundry Wide verandahs to the front and rear of the dwelling Generous shed space at rear with 2 fantastic stables 16,000L & 34,000L rainwater tanks, bore, winter soak Round yard with breezeway and good quality fencing Paddocks and easy care and established landscaping Second storage shed, undercover parking for vehicles 7ac in quiet cul de sac less than 15 minutes to Toodyay Looking to escape the hustle and bustle of suburbia to the peace and serenity of the country, but not wanting to compromise on easy access to all of the comforts of urban living? Then look no further, as this beautifully presented and maintained property, offers all you could desire from a rural lifestyle. The "shouse" is quaint and perfectly comfortable with one or two bedrooms, a combined kitchenette and laundry and full bathroom. The rear of the shed has been retained as shed storage and houses two quality timber stables which are partially insulated. The equine lover will delight in the round yard and generous paddocks which all have quality fencing. A second shed adds handy extra storage and there is plenty of scope to build your dream home on the parkland cleared acreage. Should your hearts desire be to build a main house, this superbly comfortable shouse is the perfect place to reside in comfort whilst undertaking the building process. Sweet and simple, this property would make the perfect weekender or forever home. For more information or to arrange to view please contact KERRIE-LEE MARRAPODI - 0415 472 838 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.