

# 45 Stokes Close, Wooroloo, WA 6558



## House For Sale

Saturday, 15 June 2024

45 Stokes Close, Wooroloo, WA 6558

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 2 m2**

**Type: House**



Cheryl New  
0439961192

**from \$569,000**

Sandstone walls and landscaped gardens surround the site of a fire-damaged home on this 4.9-acre Wooroloo lot. A powered and shire approved garage with air conditioning and workshop offer storage space and the potential to live on-site while building. Paddocks, a machinery shelter and a 5 kW solar array give you a great head start on building a Hills lifestyle. Powered 24 X 9 workshop Workshop w 3.5 m clearance Fruit trees and landscaping Solar panels & tank water Paddocks and chicken coop Central courtyard alfresco 4.9 acre part bush block Country living close to town Nestled in the charming Wooroloo countryside, this delightful property offers everything you need to embrace your dream of rural living. With robust infrastructure, including a comfortable, air-conditioned brick studio, you'll find many possibilities awaiting you. The property blends natural bushland and beautifully landscaped areas featuring established fruit trees. Sandstone walls surrounding the home site lend a sense of structure, while a spacious high-clearance workshop (24 m x 9 m) comes equipped with fitted workbenches, plumbing, and power, providing ample storage and workspace for your projects. Whether you seek a weekend retreat, a serene lifestyle property, or a family home, this level land is the perfect canvas for your vision. Imagine raising a family, growing your own vegetables, and enjoying the unparalleled privacy this property affords. With power, two 125,000-litre rainwater tanks, and on-site storage and accommodation ready to go, your path to creating the ultimate country homestead is clear. Conveniently located just a short drive from the bustling village of Mundaring, daily essentials are easily accessible from the nearby townships of Gidgegannup and Wooroloo, both of which offer primary schools. For older children, Eastern Hills Senior High School in Mount Helena is just a stone's throw away. Embrace the tranquillity and charm of country living with this exceptional Wooroloo property – your dream rural lifestyle starts here. To arrange an inspection of this property, call Cheryl New on 0439 961 192.