

# 56 Calkarri Drive, Augusta, WA 6290



## Sold Acreage

Thursday, 5 October 2023

56 Calkarri Drive, Augusta, WA 6290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3 m2

Type: Acreage



John Stott

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## Contact agent

This is a special property with a modern spacious home plus three sheds all of which are situated at the rear of a very tidy Rural Residential property only 4km from Augusta. Calkarri Drive is a quiet area of small holding properties not far from the Leeuwin Naturaliste Ridge with excellent walk trails and plenty of wild flowers. 56 Calkarri Drive is a 3.1ha (7.5ac) property with a shire reserve at the rear so you would really only have two neighbours. The home was built in 2009 using double brick construction with a colourbond roof and verandas almost all the way round the home. There is an open plan kitchen/living/dining area that leads onto two covered outdoor areas. There is a formal lounge and the four bedrooms are all of a generous size (double bed size) with carpeted floors and built in wardrobes except for the master bedroom which has a walk in wardrobe. Floor coverings through most of the home are solid marri, just stunning. The bedrooms are all carpeted. Heating in the living area is by a wood heater and there is an air conditioner in the lounge room. Both bathrooms have a shower and a bath tub. Both have tiled floors and wall tiles right to the ceiling and the ensuite has a separate loo. Outside is three sheds, all with concrete floors and power connected. The biggest is a 10m x 12m steel framed shed clad with colourbond which has a roller door each end that are 3.6m wide and approx. 4.5m high. Ideal for a caravan or a big boat. The second shed is a bit older and is also colourbond but with a steel and timber frame. There are two roller doors side by side that are approx. 2.4m wide and high. The third shed is steel and timber framed with zincalume cladding, 6m x 8.5m with access via a sliding glass door. Water is from two steel rainwater tanks that have vinyl liners. There is a small dam with a jet pump in the back corner though the pump has not been used for some time. The property is boundary fenced using farm style ringlock on some steel posts and some pine posts. There are no internal fences. There are trees along the boundaries and the balance of the property is mown grass. The driveway from the road to the home and sheds is sealed with hot mix. What a bonus....no potholes!