

591 Hunton Road, Kalgan, WA 6330



House For Sale

Thursday, 13 June 2024

591 Hunton Road, Kalgan, WA 6330

Bedrooms: 3

Bathrooms: 1

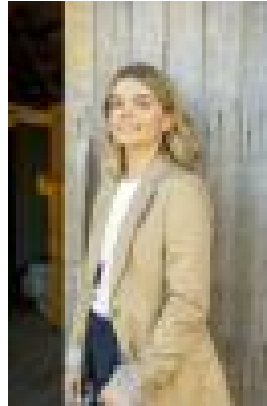
Parkings: 2

Area: 12 m2

Type: House



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Offers to Purchase - Price guide low \$1millions

Discover the perfect blend of rural tranquility and modern comfort at 591 Hunton Road, Kalgan. This beautifully maintained 12-hectare property features a stunning 3-bedroom, 1-bathroom home built by Country Builders in 2016. Enjoy breathtaking views over your paddocks from the expansive decked verandahs at both the front and back of the house. The home boasts a modern, neutral design that has been immaculately maintained. Enter and find a beautiful, light-filled open-plan kitchen and dining area, featuring a 900mm stove and oven, dishwasher, and ample bench space. A separate lounge room, accessed through double French doors, provides a cozy retreat. Down the hallway, you will find good-sized bedrooms, two of which have built-in floor-to-ceiling robes. The home also includes a large modern bathroom and a huge laundry with plenty of storage and a separate toilet. Access the rear deck from either the kitchen or laundry and take in the beautiful rural views from the decked verandah with timber ceilings. The property is well setup as a small farmlet and has been designed to run sheep in a small rotational grazing system. It features 8 small well fenced paddocks - most with access to one of the four springfed soaks across the farm. There is also a small set of portable sheepyards with a drafting race. One of the two sheds also has a one stand shearing board. Both sheds are approx 10 x 8m and are fully enclosed with concrete floors and power. There is also a small woodshed as well as 3 x 9000L poly tanks and a large concrete rainwater tank. The house and sheds sit in a beautiful, picturesque bushland setting with easy care gardens, lawn, granite outcrops and views across the farm. There is also an old wooden roundyard in front of the house adding to the character of the property. Situated only 15km from Albany CBD, you can experience the best of both worlds-rural living close to stunning beaches, town amenities, and the Great Southern Grammar School. This is a unique opportunity to embrace a serene lifestyle without sacrificing convenience.

HOUSE FEATURES:- 3 bedroom 1 bathroom - Open plan and spacious kitchen and dining- 900mm electric oven and gas stove top- Dishwasher - Seperate lounge room - Spacious bedrooms- 2 with built in robes- Front and rear decked patio areas with composite decking and timber lined ceiling- Stunning rural views from all the windows-

PROPERTY FEATURES:- 10m X 8m general purpose shed with workshop and one stand shearing board- 10m X 8m double door garage/general purpose shed- 8 paddocks with plain wire fencing in very good condition and well designed for rotational grazing- 4 Spring-fed soaks- Small woodshed- Large cement rainwater tank- 3 x 9000L poly rainwater tanks- Small set of portable sheepyards with drafting race

For more information contact Kate Jefferies or Cassie Lamont today. Kate-0437 204 025 Cassie-0468 737 892