

64 Song Place, Manjimup, WA 6258

Professionals*

Sold Acreage

Monday, 14 August 2023

64 Song Place, Manjimup, WA 6258

Bedrooms: 3

Bathrooms: 2

Parkings: 14

Area: 4 m2

Type: Acreage

\$550,000

This barn style home is of such a lovely finish and located on just over 10.5 acres of beautiful pastured land with a perfect scattering of shade trees. This home consists of three bedrooms, with one being located upstairs. The living is open with a lovely high raked ceiling. The living consists of a family room, which opens up onto the patio and soaks up the beautiful property views in addition to a reading room and open office. A large wood fire warms all this area beautifully during the winter. Open style kitchen with plenty of bench space featuring timber cupboards, stainless steel gas cooktop/oven stand alone unit and matching range hood. The bathroom is very large and has a beautiful modern finish with shower glassed recess, vanity/basin and toilet. All tiled and plenty of room for a bath if you choose. The ensuite for the master bedroom is well sized and tiled with a very modern finish. The laundry is again large and works brilliantly as a coat room as you enter from the double carport. This home is fitted with a solar hot water system, of which is also plumbed into the wood fire with an electric boost. In addition to this there is also 22 solar panels installed of which reduces your electricity bill significantly. Self sufficient for water with three rain water tanks collecting from the house and sheds with a separate tank for pumping dam water for the gardens including the designated vegetable garden. The gardens are fully reticulated, so with this amazing supply of water you will be surrounded by this ever green oasis of gardens all year round. This property also features 3 sheds. A large hay shed with dirt floor, power & lights and a separate small wood shed. Then there is the ultimate shed which is massive in size with two roller doors, cement flooring, power and lights. Walk down the lane way and you will enter another world with 8 separate paddocks all with pine posts, ringlock and plain wire fencing with a solar powered electric fence unit installed. There is water/troughs for each paddock and the paddocks have well established pasture with a mix of rye and clover and a good fertilizing/weed control history. There is no shortage of water on this property with three good dams all spring fed, enough to keep this entire property green all year round!! What an opportunity to own your very own acreage at such an affordable price. There is nothing to do here, this house is a very comfortable home. There are also amazing extension opportunities should you be looking for more size. The gardens are beautiful and well established including a lovely private orchard. With the solar, tank water, dam water, vegetable garden and orchard, this home is as close to self sufficient as you could dream for. Located only 23km from the town centre of Manjimup and a school bus run available just down the drive for the kids. This could soon be your own slice of paradise!