

7 Hill River Way, Moonyoonooka, WA 6532



Lifestyle For Sale

Tuesday, 7 May 2024

7 Hill River Way, Moonyoonooka, WA 6532

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Lifestyle



Kyla Bramwell
0892023600

FROM \$639,950

Escape to the country while enjoying the convenience of city amenities! This sprawling 12-acre lifestyle farm is a dream come true for families and animal lovers alike. Boasting a spacious living area, three cozy bedrooms, and a versatile office space, this property offers ample room to grow and thrive. With two built-for-purpose sheds, a bore water supply and rainwater tanks, this slice of paradise is ready for you to make it your own! Key features include: Main house • Lounge room with entry to the patio and verandah on each side • Large kitchen/dining area • Master bedroom with a ceiling fan and built-in-robe recess • Two good-sized minor bedrooms both with built-in-robess • Office large enough to be a fourth bedroom • A total of three split-system air conditioning units all in the bedrooms (one near new) • New flooring throughout most of the house plus enough spare to finish • Solar system • 2 hot water systems one gas one electric • Three 23'000l rainwater tanks Colorbond shed • Kitchenette • Bathroom/Laundry • Fully powered • Approx. 60% concrete floor • Attached shed • Two 3000 gallons water tanks Horse shed • Single phase power • Fully lined flooring • Tack shed inside – fully enclosed • Entry on two sides • Horse cleaning station Outside • Approx. 1 acre paddock with two horse shelters • One 5000 gallon rainwater tank • Bore water suitable for stock with near new pump • Water points available throughout the block fed by the gravity and near the new pump • Backing onto a river Moonyoonooka is located only 13km East of the heart of Geraldton that has a strong rural economy in the agricultural food production industry and is a horse-friendly place. This is your chance to own a wonderful piece of this earth and start your next chapter! Rates: Shire \$2324.54 per annum (estimate, incl. ESL) DISCLAIMER: The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We cannot guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.