

# 9 Watkins Road, Mundijong, WA 6123



## Sold Acreage

Saturday, 2 September 2023

9 Watkins Road, Mundijong, WA 6123

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 2 m2

Type: Acreage

**\$1,100,000**

This is a golden opportunity to purchase a property in a beautiful parkland setting with so many possibilities. In an excellent location close to the town centre, it has a well maintained and comfortable family home with a large outdoor entertaining area. It is currently utilised as a horse property with its lush, reticulated shady paddocks with horse shelters. Its 'Urban Development' Zoning, make it perfect for the investor to either enjoy living in a beautiful rural setting for now with future development potential, or with horse properties for lease being in short supply, it would have an excellent rental return. It has a large, powered workshop, second shed for storage, plenty of hard stand parking available and an excellent water supply with a large rainwater tank and bore for reticulation. More detailed features include:-Home:-A beautifully presented and maintained home filled with natural light surrounded by established lawn areas reticulated from the bore. The home was built in 2000 with brick/colourbond construction. It has ducted evaporative air conditioning throughout as well as two reverse cycle air conditioners. The home comprises :-

- Spacious formal lounge room with carpeted flooring, located off the entry hall.
- Large open plan family and dining rooms with easy care ceramic floor tiling, reverse cycle air conditioner and direct access to the outdoor entertaining area.
- Good sized, centrally located kitchen with ample cupboards/bench space, build-in pantry, double fridge freezer recess, wall oven, electric hot plates and large sink.
- Large master bedroom suite with walk-in robe, carpeted flooring and lovely tastefully decorated ensuite bathroom with vanity cupboard with ample storage, shower and toilet.
- Three good sized minor bedrooms, all carpeted, two with built-in robes.
- Spacious main bathroom with large vanity unit with ample storage and shower.
- Second toilet.
- Functional laundry.
- Quality roller blinds throughout the home.
- Electric HWS.

Exterior:-

- Double carport
- Huge paved 'A' frame patio for entertaining.
- Large powered workshop.
- Ample hard stand parking.
- Several reticulated paddocks with well established pasture, reticulated from the bore.
- Large wiwo shelter which is easily divided into two shelters with holding yards.
- Second paddock shelter.
- Second shed for storage.

This is a very special parcel of land so be quick to view to avoid disappointment. Call Kim Koch on 0407 777 923 for your private appointment to view. INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document.