

71 Moondyne Road, Mokine, WA 6401

THE AGENCY

Acreage For Sale

Wednesday, 19 June 2024

71 Moondyne Road, Mokine, WA 6401

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 4 m2

Type: Acreage



Kerrielee Marrapodi
0415472838

Low to mid \$800,000s

Located an easy 45 minute drive to Mundaring town centre and only 20 minutes from Toodyay, this delightful property offers all you could want from your dream rural property and a whole lot more! Situated on just under 10 acres of mainly paddocked land that would be ideal for stock or horses, the property comprises a beautifully rustic and spacious country home, three sheds and a sparkling heated pool with a fantastic pool cabana. With the bonus of a stand alone air conditioned two-room donga (perfect for guest accommodation or a lucky teenager) and mains and rainwater, this property offers a rural lifestyle that will be the envy of all of your friends!

3 bedroom & 2 bathroom home with office
Stand alone two-roomed donga with a/con
Expansive o/plan kitchen, living and dining
Huge rustic country games room with bar
Heated salt pool & all weather pool cabana
Two powered sheds total 150sqm (approx.)
3 kW solar PV, double carport and hay shed
Electric fencing/3 paddocks and 3 day yards
Both mains water and large rain water tank
10 ac (approx) only 90 minutes to Perth CBD

Arrive at the property to find the residence set well back from the road nestled amongst easy care gardens. Step inside and prepare to be surprised as the unassuming facade of the residence belies the size and the charming quiriness that lies within. Originally owned by a stonemason, stone and coffee rock has been used to great effect throughout the home and is featured in flooring and accent walls. The stonework is complemented by the extensive use of timber and the combination is warm and rustic. Enter the home to a massive open plan family room with a huge kitchen at its' hub. Coffee rock walls feature here and are simply beautiful. A slow combustion wood fire makes a nice focal point for the room and keeps this part of the home toasty and warm during the cooler months. The kitchen is finished with granite bench tops, a Belling range cooker with triple oven and a dishwasher. Two bedrooms of the three bedrooms are accessed from the main living area, whilst the master bedroom is located on the opposing side of the home and is accessed from the open plan office which adjoins the living area. The master has a huge walk in robe and a lovely modern ensuite bathroom with free standing bathtub. The other bedrooms are served by a family bathroom with a separate toilet. The "L-shaped" games room wraps the side of the home and is the perfect zone for entertaining. A huge Marri bar features in one corner and the blend of stone and timber flooring, corrugated iron and raked timber ceilings give a delightful feeling of rustic country charm. A cute pot belly stove completes the room!

Make your way outdoors to find a sparkling salt water heated pool with a spacious pool cabana which would be ideal for summer entertaining. The cabana is complete with cafe blinds for weather protection and the pool is heated to allow for extended use during the cooler months. A 3kW solar PV system helps offset the electricity costs of heating. Set away from the home are two powered sheds. The smaller shed is 6m x6m and the larger is 18m x 6.5m (approx.) There is also a large open hay shed and a rainwater tank which is topped up by mains water. Behind the sheds and enjoying a pretty outlook over the property from a timber verandah is a two-roomed donga. Carpeted and air conditioned for year-round comfort, this would be ideal for guest accommodation or for the lucky teenager that wants their own space. The property, which is mainly parkland cleared with some groves of large established trees and a smattering of fruit trees, is fully fenced. The paddocks are divided into 3 day yards and 2 larger paddocks which have electric fences and would be ideal for stock. Simply charming, this property is bound to have great appeal. With a host of other extras including evaporative air conditioning, double carport and the prettiest of locations, "Rustic Country Charm" must be seen to be fully appreciated. For more information or to view please contact KERRIE-LEE MARRAPODI -0415 472 838

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