

Address available on request, Mount Hardey, WA 6302

 buymyplace

Sold House

Wednesday, 27 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 22

Area: 4 m2

Type: House



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1300289697

\$525,000

Phone Enquiry ID: 224971 This quaint weatherboard cottage sits on 11 acres which backs onto the Avon River. The property includes a one car garage, 3 bay shed (one of the bays has a roller door) and a 38ft 1956 AEC single cab bus that has been fitted out to sleep 6 comfortably. The property is on mains water, only 5 km out of town and under an hour drive from the airport. The cottage has 2 bedrooms and a sleep-out that could be used as another bedroom. There are narrow polished jarrah floorboards throughout. There is evaporative air conditioning which has the capacity to cool a larger area - so will cover any extensions. The kitchen is big enough to have a dining table in, so you can chat while you cook. The free standing cooker is gas and the kitchen cabinets provide plenty of storage space. There are also lots of sockets for your appliances. The bathroom has a corner spa that is great to sit in if you have had a hard day at work. The water is heated with an instantaneous gas heater - so you will never run out of hot water. The spa also has a heater to keep the water hot while you soak away any aches and pains. The lounge has a wood heater which keeps the cottage beautifully warm throughout winter. The NBN box has been fitted in the lounge. The laundry is next to the bathroom and the washing line can be accessed through a glass sliding door. Outside there are 7 paddocks - all with 7 strand electric fencing as we had goats and that was the only way to keep them in. Where the fire breaks are around the property, on the perimeter fencing - there is an alleyway - wide enough for a tractor and a way to move livestock easily from one paddock to the next, without them running all over the property. We have run the property chemical free since 2003. Near the cottage is the single car garage with concrete floor. In the top paddock there is a 3 bay colour bond shed - ideal for hay storage or shelter for animals. Between the house and the shed is an orchard of Jujubes or Chinese dates. With a bit of pruning and grafting - this could become a small business opportunity. There are more Jujube trees in the paddock behind the cottage. Near to the Jujubes is a bore that is perfect for livestock or for watering the plants. We had the water tested and it came back as 21 parts per million of salt which is a great result. The bus Rosebud is an AEC 1956 single cab that has been fitted out with a queen sized bed at the back, 4 bunk beds, a kitchenette and a dining area. There is air conditioning and heater fitted. An ideal place for friends or relatives (or teenage retreat) to stay when they come to visit and it wouldn't take much to get her back on the road if you wanted to go touring.