

**12 Caulfield Road, Morawa, WA 6623**

**House For Sale**

Wednesday, 19 June 2024

12 Caulfield Road, Morawa, WA 6623

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 890 m2**

**Type: House**



Yves Beagley  
0438326608

**\$220,000**

Spacious & comfortable living combined with well-preserved character features are just some of the attributes of this four-bedroom, one-bathroom home on quiet Caulfield Street, Morawa. Set on a generous 890m<sup>2</sup> block, this well-maintained cement brick & zincalume home is a wonderful example of the value provided in country living. The neat kitchen & dining room features a gas cooktop and oven, walk in pantry and plenty of storage space, while the adjoining lounge room provides ample space to relax in airconditioned comfort. There's year-round convenience in the master bedroom with a split system air conditioner & ceiling fan, or simply open the French doors to allow the breeze in with the peace of mind of fitted security screens. The remaining three bedrooms are linked by a wide central passageway, while high ceilings, wooden floorboards and French doors providing wonderful character features in this circa 1948 built home. The generous laundry and toilet are located at the rear of the home, directly adjacent to the newly tiled bathroom, while the instant gas hot water system provides maintenance free reliability. Stepping outside, the home is secured by screens on almost all windows and doors, while the wraparound verandas and neat paving provide a great environment to entertain guests. The garden shed, rainwater tanks and expansive backyard provides a blank canvass for green thumbs to further develop. A single car garage and an extended undercover area on the western side of the home complete the outdoor features. Morawa is a friendly and progressive community offering a district high school, hospital, WA College of Agriculture boarding school, shopping & sporting facilities. While the local economy is underpinned by broadacre agriculture, the area also has exposure to the mining industry and seasonal tourism, with a particular focus on wildflowers from July to September. For further information, please contact Yves Beagley on 0438 326 608 or [yves.beagley@nutrien.com.au](mailto:yves.beagley@nutrien.com.au)