

LOT 501 Carroll St, Grass Valley, WA 6403



Sold House

Saturday, 2 September 2023

LOT 501 Carroll St, Grass Valley, WA 6403

Bedrooms: 3

Bathrooms: 2

Area: 2 m2

Type: House



Amber Keefe
0400936247



Bob Davey
0417946713

Contact agent

COMING SOON TO THE MARKET | REGISTER YOUR INTEREST NOW! Viewings will be available by the 12th September 2023. 3 Beds + Office | 2 Bathrooms | 6.6 Acres | Powered Shed

If you are sick of the hustle and bustle of town life and wanted the peace and quiet of a rural lifestyle then look no further than this unique property situated on the outskirts of the peaceful community of Grass Valley. Almost 7 glorious acres of slightly undulating arable land just perfect for hobby farmers to grow hay, raise sheep, agist horses or simply let the kids hack around on their quad bikes. A great opportunity for a couple or family to enjoy this rural lifestyle. Wake up to the gentle sounds of nature and savour your morning coffee on the veranda as you overlook the natural Australian land and enjoy stunning sunsets in the evening. Spread over 6.6 acres of land, this property offers a vast canvas for your dreams to take shape. Whether you want to start a hobby farm, create a sustainable lifestyle, or simply enjoy open spaces, the options are endless. Situated on the perimeter of Grass Valley townsite - a beautiful small community just 13km and just over 10mins drive from Northam. It is close enough to enjoy all the services and benefits a larger regional town has to offer yet far enough to be out of the hustle and bustle of suburbia. The Residence is a 2006 yearly built, well maintained, and cared for HardiePlank weatherboard and Zinalume home with timber verandahs wrapping around all sides, you could just imagine having a cuppa whilst admiring your land! The Residence has 3 bedrooms; 2 with built-in mirror fronted robes; 1 having an ensuite bathroom, all good sized, the main bathroom is through the laundry and sep toilet featuring shower, bath and vanity sink. There is a study adjacent the open plan lounge/meals/kitchen zone heated by a cosy slow combustion wood fired heater and evaporative air-condition throughout ensuring comfort all year round! You will also see great use of wide window and door openings so you can enjoy the view of the countryside from practically every room. Wait 'til you see the workshop - It's a 9 x 7.5m Colorbond structure with a 4m lean-to, has a PA door as well as large sliding door and concrete ramp to allow vehicle access. To catch rain water is a 6000-gallon concrete tank connected to the main roof. Concrete continues into the shed with power and water connected. Further down the paddock is a hen house and another small shed. You'll love the Grass Valley community where people say g'day to one another and go out of their way to help each other. Say goodbye to city life and welcome to land spreading out so far and wide. Contact Amber Keefe on 0417 946 713 or Bob Davey on 0417 946 713 to organise your private inspection today! Key Info: Water Rates: \$268 approx. Land Rates: \$1856.75 approx. Zoned Rural Residential Year Built 2006 Serviced by Scheme Water, Septics & Power Connected. Property Code: 1887