

Sold

## 282 Howard Rd, Julimar



### 12.8 Acres of Country Paradise!

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Looking for your own little patch of country paradise? "Then look no further!"

This lovely country getaway is a corner block located in a great neighborhood just 15 minutes out of Toodyay.

#### The Land

12.8 Acres of great open land with fencing throughout the property, dividing the land into 6 paddocks, perfect for horse lovers or anyone looking to run some livestock.



Lots of fruit trees, a vineyard, 6m x 6m shed, and a large dam which is located on the left-side corner of the property.

This property also has a working bore and a 92,000L water tank which is connected to the house.

#### The House

The house itself is a lovely little place.

It's a 3 x 1 with a study and separate toilet. The house has front and back undercover shading, wrap-around concrete paving and a single concrete carport at the front.

 3  1

**Price** SOLD for \$450,000

**Property Type** Residential

**Property ID** 1306

#### Agent Details

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#### Office Details

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Entering the house, you walk into the lounge room with the separate study on your left and the main living area straight ahead.

The main living area offers a great space with a fireplace in the corner, a ceiling fan, split system air conditioner and sliding doors giving access to the backyard.

Next, we have the kitchen which has an electric cook top, electric oven, plenty of cupboard space and a perfect spot for a fridge next to the pantry.

Tile flooring throughout the Bathroom, Laundry and toilet with the laundry giving access to the backyard.

The Main Bedroom has carpet flooring, a ceiling fan and excellent built-in wardrobes.

This property has a lot to offer and gives buyers an opportunity to live that highly desired country lifestyle.

### **Property Features Include:**

- 92,000L Rainwater tank
- Working Bore
- 3 X 1 House with a study
- Iron Roof
- Separate Toilet
- Split system air conditioning in the Living room.
- 2 x Ceiling fans
- 2 x Garden sheds
- 6m x 6m shed
- Concrete Paving around the House
- Front/Back undercover shading
- 9 x Solar Panels
- 12.8 Acres of open fields
- Fencing dividing the property into 6 x Paddocks
- Property water dam
- Fruit trees
- Vineyard

All inquiries to exclusive selling agents Tony Maddox Real Estate

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