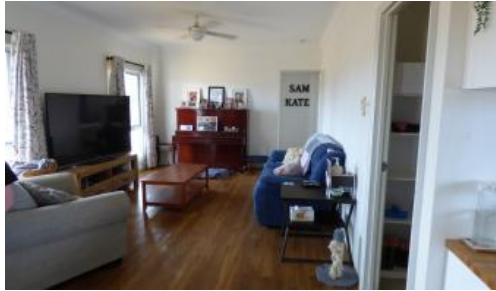


Sold

## 173 Rutter Road, Nangeenan



### Semi off grid living!

This is a lot of land for a little money!! This 160 acre property comes complete with a 3 bedroom and 1 bathroom home with front and rear verandahs. The home has master bedroom and large walk-in robe and a ceiling fan at one end. At the other end of the house, you will find the two other bedrooms, both with built in robes. The master bedroom is large enough to have its own study or lounge area.

In the centre of the home is the open plan lounge dining area, complete with ceiling fans in both areas. The hub of the home has to be the large kitchen which has a 900mm gas oven, a farmhouse sink, and loads of bench and cupboard space and a very large walk in pantry. No matter how many appliances you have you will definitely be able to store them here!!

The bathroom and laundry are combined and there is a separate toilet.

Outside you will find a single garage and double carport plus a single room donga with ensuite.

There is also a chicken pen and a covered raised veggie garden area.

The power to the property is from a solar array with battery storage (fully off grid power). Water is from the scheme water connection.

The paddocks around the house are currently cropped by a neighbour, however, it would be up to you if you would like to put them to another

🛏 3 🚿 1 🚗 3 📏 64.74 ha

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 1379

**Land Area** 64.74 ha

### Agent Details

Jess Corbey - 0895742917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



use. The paddocks are fully fenced and within easy reach of the Great Eastern Highway so this property may suit a truck driver or someone looking for a lot of land to bring their motor bikes, horses or other rural pursuits.

The land rates are \$1269 for 2022/2023 and the water rates are approximately \$270 per year.

ZONED RURAL – This property will require a buyer who can obtain a commercial loan or has cash.

For more information or to book your private inspection please contact Christie Rennie on 0414 221 744

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.