

Sold

## 195 Gooch Rd, Mokine



### Affordable equestrian property!

New to the market, we have this fantastic rural property equipped with excellent equestrian infrastructure, ideal for horse lovers or buyers seeking that hobby farm lifestyle.

#### The Land

The total land size is 12 acres with a nice mix of cleared open paddocks, natural bushland and rocky outcrops.

This property includes various structures, including a horse arena, a three-bay workshop/ garage, a 50ft by 25ft hay shed and multiple enclosed paddocks to keep all your four-legged friends safe and secure.

Another exciting feature is the railway carriage! Currently set up as the sawing and art room.

#### The House

Upon entering through the front door, you walk into the open-plan lounge, dining and updated kitchen, complete with a ceiling fan, a split system air conditioning and hardwood flooring.

Great sized kitchen with plenty of cupboards/bench space and an excellent six burner gas stove.

The house includes three bedrooms, a study, laundry and an updated bathroom with an extended family room.

3 bedrooms 1 bathroom

**Price** SOLD for \$480,000  
**Property Type** Residential  
**Property ID** 1448

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

Tony Maddox Real Estate  
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08 9574 2917



The family room features a slow-combustion fire and split system air conditioner.

#### Property Features

- Only Minutes from the Great Eastern Hwy, taking you through Bakers Hill, then down to Midland.
- Scheme water
- Rubbish collection
- 12 acres
- Large dam
- Chicken pen
- Multiple rainwater tanks, sheds and equestrian infrastructure
- Living & kitchen combined
- Hardwood flooring
- Spacious bedrooms
- Large updated kitchen
- Updated bathroom
- Total of three split-system air-conditioning

Currently tenanted, viewings are by appointment only!

Contact the listing agent below.

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