

Sold

## 131 Mount Road Wattening, Toodyay



### Your Private Rural Retreat

Nestled within the serene landscapes of Wattening, just a short distance from the vibrant communities of Bolgart and Toodyay, lies this hidden gem awaiting your discovery. This secluded hobby farm offers a haven of comfort and privacy, conveniently accessible yet a world away from the hustle and bustle of city life.

As you journey along the scenic drive, you'll be greeted by the breathtaking vistas of 100 acres of prime farmland. Tucked away from the country road, this retreat boasts stunning views and is surrounded by mature trees, offering a truly tranquil escape.

The extended steel-framed home welcomes you with warmth and charm. Inside, a cozy living room awaits, complete with a wood-burning heater and air conditioning, ensuring year-round comfort. The family kitchen and dining area provide ample space for gatherings and peaceful evenings.

Step outside onto extensive verandahs and discover a fire pit and easy-care garden adorned with native plants harmoniously blended with the natural surroundings. A winter creek meanders through the property, complemented by bore-fed water tanks and sheds for machinery and vehicles.

Meticulously cared for and with quality arable farmland, it's a haven for agricultural pursuits. Well-fenced boundaries offer opportunities for

 2  1  100.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1582
<b>Land Area</b>	100.00 ac

### Agent Details

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livestock, with sheep and a couple of alpacas currently grazing the land.

For the discerning investor, the property presents an additional income stream through short-term holiday accommodation, catering to those seeking a retreat from the everyday. Whether you're a family longing for space to roam, a FIFO worker in need of respite, or retirees seeking a tranquil haven, this property offers endless possibilities.

Don't miss the chance to make this your own slice of paradise. Schedule a viewing today and immerse yourself in the serenity of rural living.

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