

Sold

## 341 Louisa Circle, Toodyay



11.5 acres in Morangup with sturdy steel frame cottage



### !! Renovators' delight !!

Chock-a-block with potential is this 11.5ac property in the sought after Morangup rural subdivision.

This large block has a sturdy steel-framed cottage, clad in hardiplank with gyp-rock interior walls and iron roof set on a concrete slab.

A renovators delight - the house is configured with 2 bedroom + 1 bathroom and separate laundry, a cosy lounge with brick fireplace, compact kitchen, all ready for a make-over!

Power and telephone (landline) connected and septs installed. There is abundant fresh water on the property supplied by two bores. One is already equipped with a windmill and header tank. This pumps water to 2x 10,000gal concrete tanks which serve the house and garden.

The property boasts a massive industrial shed 30m x 24m x 3.5m (clearance) (approx.) floored with concrete and serviced with 3-phase power. Inside the shed is divided into a large working areas plus 10m x 6m storage enclosure and 10m x 4m space suitable for an office. The owner is leaving behind a large Butler metal (engine block)planer, forklift truck and high shelving.

The gardens include a small orchard of fig tress and various fruit trees,

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**Price** SOLD for \$315,000  
**Property Type** Residential  
**Property ID** 305  
**Land Area** 4.66 ha

### Agent Details

Tony Maddox - 08 9574 2917

### Office Details

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vines and vegie / berry fruit enclosures.

There is also the hull of a 45' (approx.) steel ketch in the garden that the kids will adore or with some imagination it could be completed into a magnificent sleep-out.

This property is highly desirable for contractors with trucks and equipment, tradies with large stationary plant needing 3-phase power or suitable for small farm development needing on-site packing of produce.

Contact Bill on 0427426645 for more details.

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