



3 Robbie Court, Waroona

3 2 5

**IMMACULATE HOME ON 4001m2 BLOCK! ALL REASONABLE OFFERS CONSIDERED**

Its not very often you come across such an immaculately presented home. Set at the base of the darling scarp on the edge of the town only 2km from Waroona is this home. Tucked away by gorgeous flowering trees and a curved driveway that leads you to this home. Out the front of the home you have a stunning private alfresco area. As you walk in the front door you have the master bedroom, ensuite and walk in robe. The entrance hall then leads you to the rear open plan living area where the kitchen looks over the dining room, lounge room and sitting room. The other two bedrooms are located at the front of the home with the main bathroom and laundry. The kitchen, lounge and open plan living area joins an amazing huge private patio area with a built in kitchen at one end. Stunning landscaped gardens are what truly make this property. There is a huge 40ft x 25ft powered shed with two 3 metre roller doors, a garden shed, great 6x6 metre reticulated green house/vegetable garden that can be open for Winter sun or closed for Summer shade protection. There are 12 established fruit trees throughout the property, the property is fully reticulated from the bore but all gardens are well established and easy care low maintenance so the owners never had to rely on any one to take care of them when they travelled. The home has 3kw of solar power, a 300 litre solar hot water system, ducted air conditioning, a tile fire and everything you need. A recent property report (West Australian June 23 2018) placed WAROONA in 5th position in the TOP TEN regional towns and one of two on the list only an hours drive to the Metro area on the freeway. This area is on the move according to the report with a 4.2% change over the past 5 years and a whole 11% change in the last 12 months to June 2018. Living here is all about lifestyle. If you are looking for a tree change with all amenities offering the space and rural atmosphere of country life, then look no further. The pleasure will be mine, call me today for a inspection.

4,001 sqm

**\$569,000**

ID# 11869100851



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