



### Lot 82 Moramocking Road, Wandering

Weekender Retreat 12.99 acres ( 5.26 ha )

Escape the hustle bustle of the City and relax at your own slice of Country Heaven. Just an hour and 15 mins picturesque drive from Armadale and only 6 kms to Historic Wandering Township. The Property is located high up in the hill with stunning views across the countryside. This is a great place for kids, family and friends to hang out and enjoy the freedom.

23 x 9 m Steel and Colour Bond shed with Porches at both ends.  
Kitchen, Bedroom and Bathroom  
Huge open living area with a central pot belly stove  
Large roller door access  
Large rainwater tank and good sized dam  
Easy access to Walking trails  
Wandering Brook Estate & Tangle Foot Winery & Cafe close by.

The Shire of Wandering is a small rural authority located in the Central South region of Western Australia. Located some 120km South-East of Perth, it is a short yet scenic drive off the Albany Highway through many picturesque fields and homes. With a total area encompassing around 1, 955 km<sup>2</sup>, Wandering is a cosy farming town with approximately 600 people residing in the Shire, and less than 100 people in the Township itself.

As the Town grows, and becomes more attractive as a "Bush Change", it is obvious why people from all stretches of the world are being attracted to the Community. The Shire of Wandering insists on a friendly focus and maintaining a nurturing community where diversity, difference and a sense of identity are respected and valued. Seeking input from the local community, the Shire of Wandering will continually develop to become a place of warmth and relaxation.

<http://www.wandering.wa.gov.au/>

 5.26 ha

**From \$259,000**

ID# 11870100412



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