

Sold



182 Buckingham Road, York



## DREAM PROPERTY LESS THAN 10KM FROM YORK

Positioned on a sprawling 20,000m<sup>2</sup> north-facing block less than a ten-minute drive from York, you have options aplenty to carve your dream lifestyle on this peaceful property featuring a three-bedroom, one-bathroom home plus a separate, self-contained studio and more. Embrace the best of both worlds – enjoy the country life, space and fresh air while still enjoying proximity to York's shops and amenities.

The three-bedroom, one-bathroom family home enjoys an undercover verandah, a great spot to perch overlooking your garden and water feature, enjoy alfresco meals or simply relax and enjoy a sundowner overlooking your land. Inside, the home boasts generous living spaces, a tiled living area replete with open fireplace, functional open plan colonial style kitchen/dining area with all three bedrooms and study off the hallway. Two rooms are of generous size, the main bedroom enjoying double built in robes while the spacious study provides plenty of room for office furniture.

This property boasts so many features, you'll feel like you've hit the jackpot. A separate studio with a kitchenette, and separate bathroom and toilet enables extra accommodation for guests, teenagers or family while hobby enthusiasts will simply love the space here. A Large workshop with power and shelving, also accommodates car parking while a powered woodshed ensures there's plenty of well-serviced room to create whatever your heart desires. For the aquaponics enthusiasts, there is a shed with a water tank, while a 14m x 7m bird aviary has been well-maintained and ready for use.

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<b>Price</b>	SOLD for \$620,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30343
<b>Land Area</b>	2.00 ha
<b>Floor Area</b>	120 m <sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964  
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### Office Details

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Family pets haven't been forgotten either with their very own, dedicated dog yard and kennel.

With so much room to move, this 20,000m<sup>2</sup> property also boasts plenty of foilage with lawn at the front of home and mature trees including citrus, fig and apple trees, with the front and sides of the home cared for with reticulation. A fabulous parcel of land with so many features readily available, including separate studio and solar panels and just minutes from Mt Brown Lookout and nearby York, this is a property that delivers on all fronts. A tranquil, private country oasis far from the madding crowd, yet close enough to enjoy ample convenience.

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Features include:

- 20,000sqm<sup>2</sup> north-facing block
- Three bedrooms plus study
- Main bedroom featuring built in robes
- One bathroom with separate toilet
- Separate living room with fireplace
- Open-plan kitchen/dining area
- Ducted air conditioning in main house
- Tiled floors in living areas
- Timber-style flooring in 2 bedrooms
- Linen cupboard
- Interior French doors, downlights
- Fully fenced with verandah around property
- Long driveway – property set back from road
- Mature gardens
- Solar panels
- Spacious laundry with separate toilet

At rear of property:

- Separate studio featuring kitchenette, split system air conditioning/separate bathroom with shower/toilet/
- Large workshop with power and shelving, room for car parking
- Aquaponics shed serviced with water tank
- Woodshed with power – made from old water tank
- Dog yard and kennel
- 14m x 7m bird avery
- Extensive gardens including citrus/fig/apple trees
- Reticulation at front and sides of home

Location (approx. distances):

- School Bus for York District School goes past property
- Northam Senior High School and TAFE bus stops at end of road

- Mount Brown lookout & picnic/BBQ area 4.9km
- York 6.6km
- York WA Golf Club 12km
- Northam 38kms
- Perth 100km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*