

Sold



139 Robinson Road, Wandí



Ladies & gentlemen, start your tractor engines...

**Second chance,**

**Due to unfortunate circumstances for the previous buyers they weren't able to progress to settlement. This could have been meant to be though! Maybe it was meant to be your new home?**

If you've always wanted to give your significant other the ultimate opportunity to own some driving toys and acreage to play with them then it's time to make that dream a reality.

Set on 2.07 hectares of native bushland with 2000sqm cleared for buildings and zoned special rural you can go nuts on trail bikes, quads, Tractors, or ride-on mowers. This is the ultimate tree change within 30 minutes of the city.

What's more unique to this property though is the homestead is only 3 years young, finished to a specification that will impress the most selective of appetites and is a generous 332sqm under the roof.

Configured into 4 generous double bedrooms, hobby room, activity room, multi-purpose games room and expansive open plan living and dining there's a space to satiate a variety of needs.

Did I mention appetite and satiate? Well, the kitchen will satisfy tastebuds of the master chef in your home and is a fitting companion to the central open plan living. With 900 mm induction cooktop, dual ovens and Bosch dishwasher your chef will be most pleased.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	5751
<b>Land Area</b>	2.07 ha
<b>Floor Area</b>	332 m <sup>2</sup>

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

For the more practical members of the family below are just some of the 'need to know' inclusions.

- 132000 capacity litre water tank- hasnt gone below half full in three years of full family use.
- Catchment from house and shed roof of 484,000 litres per annum
- UV, Carbon and sediment water filtration with energy efficient pumps
- 18m x 8.5m shed with three car bays each having a 3.5 metre vertical clearance
- 3 phase power to house and shed
- 15 amp power outlets in shed and house garage
- Full reticulation to lawns and gardens
- 3 phase water bore producing 240 litres per minute flow rate
- Energy efficient heat pump hot water system

call now to make a time to view on 0413833332 - Jonathan Marlow

**Being sold by Open negotiation on or before 31st January 2019 at 7:30pm**

**Note : (May be sold prior if the right offer comes in so get in early if it ticks your boxes)**

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