



37 Hunter Rd, Muluckine via, NORTHAM

Get Back To Mother Earth

34.80 hectares, 85.99 acres

86 acres of rich Avon Valley soil, you have your solar passive north facing family home a large machinery/workshop, scheme water, aerobic septic system to re-use water for the gardens, solar panels for your power supply, paddocks with troughs from scheme water, lane-way fencing and relatively flat clean paddocks.

Your rural retreat an easy 10 minute drive from the regional centre of Northam, which boasts excellent, medical, schooling and shopping facilities.

This country cozy four bedroom, two bathroom, separate office home, huge family living areas with views which will delight you.

The current owners designed the home in keeping with solar passive design features to ensure that you keep your energy costs to a minimum.

This home has an generous sized master suite with built in robes, ensuite with walk in shower and separate toilet.

The main hub of the home being your open plan dining and lounge areas enjoys high ceiling with plenty of natural light and warm slate tiles.

TYPE: For Sale

INTERNET ID: 17698811

SALE DETAILS

\$749,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Michelle Allardyce
0417 934 938

Your kitchen reminds you of the country style kitchens you see in England with views across the land and a side conservatory which is ideal to enjoy your morning breakfast and afternoon teas.

One wing of the home is where you will find the two bedrooms, family bathroom. with a separate shower and bath with the toilet also separate. You have a sitting area between the two bedrooms and a side office which could be used as a fourth bedroom if needs be. This room also has direct access to the outside of the property.

The home boasts plenty of storage areas and a good sized laundry.

An outdoor entertaining area has been enclosed which forms part of the home, ideal for entertaining all year round.

You have a substantial sized shed with one end concreted and powered. The ring lock fencing on the property is in good order and you have easy access around the entire property.

For those of you who like the idea of producing your own olive oil, the property has 200 established olive trees which produce eatable olives and oil if you choose.

If you dream of a secluded property with the advantage of being close to a regional centre then this property is a must see.

We look forward to showing you the property, phone Michelle to organise an inspection.

- Land Area 34.8 hectares
- Bedrooms: 4
- Bathrooms: 2

PROPERTY OVERVIEW

Land Use	Cropping
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HOMESTEAD

Bedrooms	4
Bathrooms	2







