



177 Worsely Back Road, Allanson

The Good Life Starts Here

Set on approximately 3.6 acres in the peaceful surrounds of Allanson, this is the kind of property where weekends are spent around the fire, afternoons disappear in the workshop, and there's finally enough room for the kids, pets, toys and everything in between.

At its heart, this is a home designed to be lived in. Whether it's family dinners, lazy Sunday afternoons by the fire or entertaining friends in the games room after a day spent outdoors, the generous layout offers space for every occasion. Comfortable as it stands, it also presents the exciting opportunity to modernise over time and truly make it your own.

Beyond the home, the lifestyle continues with adequate paddocks, expansive shedding and plenty of room to embrace everything acreage living has to offer. Whether you're chasing space for animals, somewhere to tackle the next project in the workshop or simply a place to slow down and enjoy the country surrounds, this property provides the foundations for a lifestyle that's becoming increasingly hard to find.

WHY BUY ME:

- Kitchen featuring electric oven, gas stove top, rangehood and tile underfoot

3 2 2

FOR SALE

Please Call

AGENTS

Mitch Davidson

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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Open plan family area with log fire, ceiling fan and laminate flooring
- Formal dining area with exposed beams & concrete flooring
- Lounge room with log fire, reverse cycle air-conditioning and carpet underfoot
- Spacious games room with built in bar and tile underfoot
- Versatile study or nursery with storage cupboards and bench space
- Laundry with single wash trough, storage cupboards and tile underfoot
- King size master suite with walk in robe, ceiling fan and tile underfoot
- Ensuite features vanity, shower and heating light
- Queen size minor bedroom with built in robe, ceiling fan and concrete flooring
- Double size minor bedroom with built in robe, ceiling fan and concrete flooring
- Main bathroom features vanity, shower and bath
- New Electric Hot Water System
- Large undercover patio with concrete flooring
- Large (approx.) 14m x 7.5m powered workshop with concrete flooring, bar, side roller door, front roller door & PA door access
- Two garden sheds with concrete flooring
- Four large water tanks
- Expansive paddock ideal for livestock or hobby farming
- Dam

Buyer please note this property is being sold on an "AS IS" basis.

Land Rates: Approx - \$2,195.76 p.a

Water Rates: Tank Water

Block Size: 1.46ha

Zoning: Special Rural

Year Built: 1986

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1AWXHND
Property Type	House
House Size	183 m2
Land Area	1.46 hectare

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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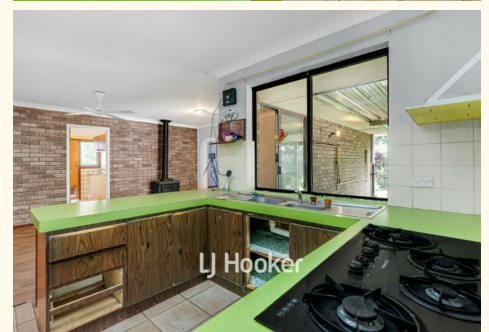
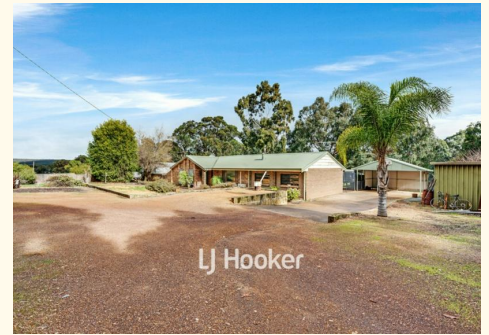
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