



4054 McAlinden Road, Preston Settlement

What a Weekender

Just a hop skip and jump from the ever popular Lake Kewari lies this large plot of land with bonus accommodation. The impressive property boasts 10.8 acres (approx.) of land with a mix of cleared pasture and bushland making this property the perfect tranquil escape.

With a permanent bore, various sheds and comfortable functional accommodation, bring the livestock, bring the family and make the most of what this sublime property has to offer.

The accommodation is dated yet more than adequate to utilize as a weekender or stepping stone until you build your forever home here. Equipped with multiple living zones and enough room for all the family, space is not an issue here.

Why Buy Me:

- 10.8 Acres (Approx)
- Fibro home with Iron roof
- Kitchen/dining area features single sink, gas stove and lino flooring
- Lounge area features log fire and carpet underfoot
- Family area features log fire, venetian blinds, sliding door and carpet underfoot
- Study with build in shelving

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.

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FOR SALE

Offers Over \$649,000

AGENTS

Mitch Davidson

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Emily Chappell

0447 340 344

emily.chappell@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

 **LJ Hooker**

- Outdoor laundry with built in cabinetry
- Queen size master suite features built in robe and jarrah floorboards
- One double size minor bedroom with built in robe and carpet underfoot
- One single size bedroom with built in robe and carpet underfoot
- One single size minor bedroom
- Renovated main bathroom features vanity, shower and separate w/c
- Gas hot water system
- Large powered workshop with tool-shed and shower room
- Garage with single tilt door
- Open bay carport
- Fully enclosed yard
- Garden & woodshed
- 2 x 500 gallon bore tanks
- Semi wrap around verandah
- Close to lake Kerpwari

These opportunities are few and far between, Contact Mitch or Emily TODAY on 0408 910 337 or 0447 340 344 and let us show you around.

Land Rates: Approx. \$1.548.36 p.a.

Water Rates: TBA

Block Size: 4.35ha

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	178RHND
Property Type	House
Land Area	4.35 hectare

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson â€“ Collie |
emily.chappell@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

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<p>Mitch Davidson 0408 910 337</p> <p>LJ Hooker</p>	<p>4054 McAlinden Road Preston Settlement</p> <p>  4 Beds  1 Baths  2 Car </p> <p>Total: 427 m²</p> <p>House: 240 m² External: 187 m²</p>	<p>This floor plan has been prepared by Eventually Creative. While all measurements are considered reliable, they are not guaranteed and should be independently verified. This floor plan is copyright protected and cannot be reproduced, modified, or used without the permission of Eventually Creative.</p> <p> EVENTUALLY CREATIVE</p>
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