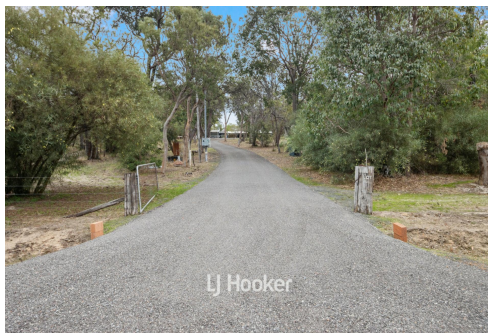




Stratham, 77 Ramsay Road

Your rural lifestyle awaits!

Welcome to your dream rural lifestyle retreat in the serene locality of Stratham! This beautifully renovated residence offers the perfect blend of modern comfort and countryside charm, nestled on a sprawling circa 5-acre lot.

Step into this spacious 3-bedroom, 1-bathroom home, where every detail has been carefully considered to provide a haven of relaxation and functionality. The main living area boasts exposed timber beams and raked ceilings, creating an inviting atmosphere for both everyday living and entertaining guests.

Prepare to be impressed by the heart of the home - a gourmet kitchen featuring stone countertops, island bench, stainless steel appliances, and ample storage space, sure to delight any aspiring chef.

Retreat to the comfort of the generously sized bedrooms, each offering tranquility and privacy for restful nights. The spacious bathroom provides form and functionality with



For Sale
Offers Over \$770,000

View
ljhooker.com.au/15V0HND

Contact
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Disclaimer: 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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modern fixtures.

Beyond the interiors, this property truly shines with its outdoor amenities. Imagine spending leisurely afternoons with children playing on the established lawns, or just enjoy the beauty of the landscaped gardens, soaking in the gorgeous nature all around you.

Stay self-sufficient and eco-friendly with the solar power system and solar hot water system which is also warmed in winter from a water jacket on the fireplace, ensuring both sustainability and savings on utility bills coupled with the large rainwater tank and bore irrigation system, ensuring ample household water and lush greenery year-round. For the hobbyist or handyman, there are various workshops and undercover spaces to provide ample space for tinkering and storage, while fenced yards offer security and space for pets to roam freely.

Additional features include:

- Games room,
- Gable patio,
- Front and rear alfresco,
- Detached studio/games room space,
- Split system air-conditioning,
- Wood fireplace.

With easy access both north and south the property is conveniently located approx. 1.3km from the Stratham beach, 17km from Capel, 19km from Bunbury CBD and 40km from the Busselton CBD.

Don't miss this opportunity to experience an escape to your new rural lifestyle. Schedule your viewing today with Simon Bushell on 0411 929 198 and make this picturesque property your own oasis in the countryside!

Council rates approx \$2,082.96

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 About this Property

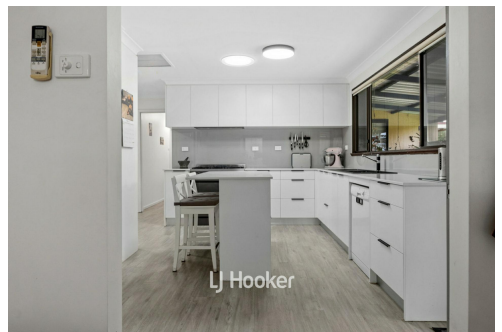
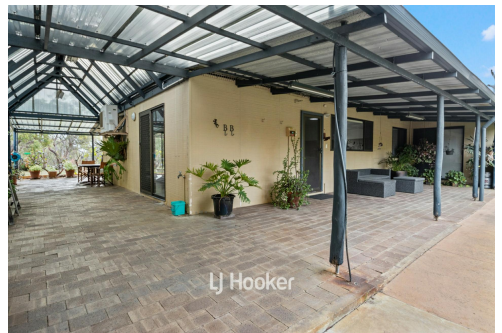
Property ID	15V0HND
Property Type	House
House Size	193 m ²
Land Area	2.01 hectare

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

