







94 Huxley Road, Yarloop

Your Own Slice of Country in Yarloop

3 2 0

FOR SALE
Offers Over $1,100,000

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If you've been dreaming of a quieter lifestyle, more space and the freedom to enjoy a hobby farm of your own, 94 Huxley Road, Yarloop deserves your attention. Set amongst peaceful country surrounds, this charming three-bedroom, two-bathroom home offers a wonderful opportunity to embrace a more relaxed way of life. With a combination of established infrastructure, productive gardens and dedicated spaces for animals already in place, much of the groundwork has been done for you to settle in and make the property your own.

Inside, the home is warm and inviting, with character-filled spaces designed for relaxed family living. The open-plan kitchen and living area forms the heart of the home, complemented by a separate dining room and an additional living space. A wood-burning fireplace creates a cosy focal point, while the light blue interiors, timber accents and generous windows add to the home's welcoming country charm.

Outside, the property truly comes into its own. The established gardens create a beautiful backdrop to the home, while the irrigated vegetable gardens provide the opportunity to grow your own fresh produce. A gabled outdoor entertaining area offers the perfect place to relax and enjoy the peaceful surrounds, while dedicated animal

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Interested parties must rely solely on their own enquiries.

facilities and extensive water infrastructure provide the foundations for those looking to embrace a genuine hobby-farm lifestyle.

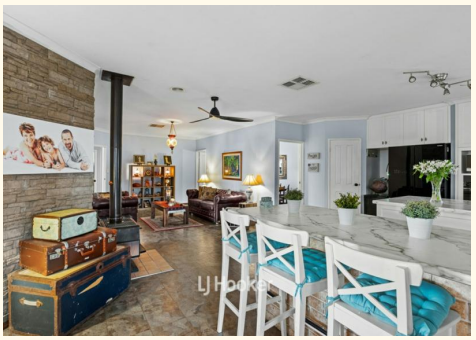
Property Features
- Open-plan kitchen and living area
- Separate dining room
- Additional living room
- Wood burning fireplace
- Gabled outdoor entertaining area
- Established gardens and irrigated vegetable gardens
- Irrigation water point servicing the property
- 10 Harvey Water shares, providing an allocation of 10 megalitres per year
- Two dedicated water points for animals
- 4-inch irrigation pipeline running through the centre of the property, ready to be connected to the water point
- Rainwater tank supplying water to the home
- Solar panel system
- Solar hot water system with booster
- Evaporative air conditioning
- Fixed Wireless NBN
- Two security cameras
- Gun safe
- Study
- Established animal facilities, currently home to approximately 30 sheep, 10 hens and guinea fowl

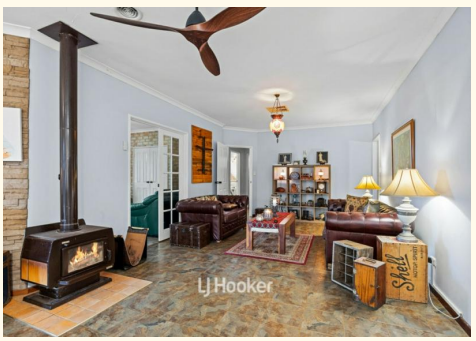
Located within the close-knit community of Yarloop, you'll enjoy the peace and space of country living while remaining within easy reach of local amenities, schools and recreational facilities.

Whether you're dreaming of growing your own produce, keeping animals, enjoying a more self-sufficient way of life or simply escaping the pace of the city, this property provides an exceptional foundation to make it happen.











MORE DETAILS

Property ID	1B68HND
Property Type	House
Land Area	4.23 hectare

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