



"Affordable Country Living"



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## 25 Mofflin Street, Calingiri

Sold

Situated on a quiet street, this charming 3 X 1 home on 1099m2 block offers affordable and carefree country living – approx. 1 hr drive from Ellenbrook, 1 hr drive from Midland and only 40 mins from Toodyay, this property is ideal for new starters, families and retirees. The property is situated just minutes from the Sporting Club, Golf course, General store and Primary School. The cottage style home features a large modern kitchen with plenty of storage, freestanding gas oven and tiled floor. Throughout the home there are polished floorboards and French doors adding to the country charm as well as low maintenance aluminium windows. The lounge has polished floorboards, French doors and a Masport tile fire, the bedrooms have polished floorboards and wardrobes, and the home has ducted evaporative air con throughout. To the rear of the home is a large bathroom, separate laundry and a sitting room with French doors leading to the paved entertaining area, low maintenance garden and a lawned backyard area ideal for children, pets or just relaxing. The backyard is fenced with a gate leading to the rear of the property with ample room for growing fruit trees, a veggie and herb garden or a chicken coop. The exterior is low maintenance vinyl cladding and there is also a double garage. The front decked porch overlooks an easy-care front yard, perfect for enjoying the peaceful location. For Further Information or an inspection contact: Jenni O'Neil – 0456 180 721 E: [jenni.oneil@ruralwa.rh.com.au](mailto:jenni.oneil@ruralwa.rh.com.au)

<b>Property ID:</b>	L26406520
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	109
<b>Garages:</b>	1
<b>Open Parking:</b>	2
<b>Land Area:</b>	1099.0 sqm

**Jenni O'Neil**

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