



**195 Red Brook Circle, Morangup**



### CASH OR FINANCE BUYERS ONLY!

Come and view this solid Brick and Tile home, It exudes country charm. If you are looking for exceptional value in the hills when it comes to acreage, look no further than Morangup. Located in a secluded pocket just 15 minutes from Gidgegannup, 30 minutes from Midland and just under an hour to the city, you will be hard pushed to find privacy, seclusion, tranquillity at this price.

Set amongst 5 natural acres of bush, this solid 32 course brick and tile family home has a lovely country feel. Its features include a formal lounge, open plan family, kitchen and meals area which have a lovely outlook. The kitchen is a particular feature with timber units, large stainless steel oven/hob and an enormous pantry for the budding chef.

The master bedroom is large and features a double shower, there are 2 further bedrooms plus a study which could easily convert to a 4th bedroom if required. The family bathroom features a spa bath.

The property is tiled throughout for those that suffer from allergies. For your creature comforts you have ducted reverse cycle air conditioning throughout and a wood burning stove for those cosy winter evenings.

For the man of the house there is a 6metre x 9metre powered workshop which can be used as a 2 car garage accessed via double roller doors with a separate entry via a door and an in and out driveway, double carport and easy care bush gardens.

When you live further away from the city, water is an important factor, with its 90,000 litre rain water tank and the fantastic Regal Hill community dam for a fraction of water rates you are well and truly catered for.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	555
<b>Land Area</b>	20,234 m2

### Agent Details

Swan Real Estate - 08 9255 1444

### Office Details

Midvale  
2/220 Morrison Road Midvale WA 6056  
Australia  
08 9255 1357



Regal Hill Estate is a great place to live with school bus pick up, serving schools as far away as Mundaring daily post delivery, weekly rubbish collection, fortnightly library, voluntary fire brigade, ambulance service, and the must have broadband service.

So why wait, give me a call to view now Karen Booth 0409 957 100.

Features:

- ?? Great size 4x2
- ?? Solid brick & tile
- ?? Reverse cycle air con throughout
- ?? Slow combustion stove
- ?? Powered workshop / double garage
- ?? Enormous pantry
- ?? Spa bath

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