



## 9 Pasture Street Street, PINGELLY, WA 6308

### RENOVATORS DREAM ON TWO TITLES

Don't delay, make inspection a must with this brick beauty located in the heritage-rich Wheatbelt town of Pingelly, just over 150 km southeast of Perth.

With solid infrastructure, a generous land holding of 1,769m<sup>2</sup> over two titled lots and close proximity to schools and shops-this property offers an affordable and practical starting point. Roll up your sleeves, paint and prosper!

Call Ali on 0418 183 917 today to book your inspection

### PROPERTY FEATURES

Spacious block on two titles a total of 1,769\* sqm

9 Pasture St 757\* sqm, 1 Webb St 1,012\* sqm

3 bedrooms & 1 bathroom, plus a second WC -ideal for small families or investors

Lounge opens through to the dining and kitchen zones, offering a relaxed open plan flow

**TYPE:** For Sale

**INTERNET ID:** 300P181921

### SALE DETAILS

**\$240,000**

### CONTACT DETAILS

**Narrogin Federal**  
46-48 Federal Street  
Narrogin, WA  
08 9885 9300

**Alison Synnot**  
0418 183 917

Bathroom with separate shower, vanity and WC

Separate laundry with 2nd WC and direct access to back patio

Covered patio running partially along the rear, perfect for entertaining or quiet evenings outdoors

Expansive fenced backyard with room to store extra cars, machinery or caravan

1 garden shed plus another 3 sided open shed

Situated within 2\* minutes of the Pingelly town center and Pingelly Primary School

Great entry-level option or investment

Renovations, gardens, or additional structures are all viable (subject to Shire/council approval) on this 1,769\* m<sup>2</sup> block, room to dream, room to deliver

Buyers, please note this property is being sold on an 'as is' basis, all measurements are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 1,769.00 square metre
- Bedrooms: 3
- Bathrooms: 1













