



## 77 Snell Road, NANGEENAN, WA 6414

For Sale – Lot 77 Snell Road, Nangeenan Off-Grid Living on 22 Acres of Opportunity

**8.90 hectares, 22.00 acres**

Escape the hustle and embrace the serenity of country living with this 22-acre lifestyle property located at 77 Snell Road, Nangeenan. Set just minutes from Merredin, this fully fenced block offers the ideal off-grid setup for those looking for space, privacy, and the freedom to create their own rural haven.

The property features two dongas – perfect as a base while you build your dream home, use as weekend accommodation, or simply enjoy a minimalist lifestyle. With no power bills to worry about, this block is entirely off-grid, allowing you to live sustainably and self-sufficiently.

Surrounded by wide open space and big skies, there's plenty of room for a few animals, a thriving veggie garden, or to just enjoy the peaceful surrounds. Whether you're looking to start a hobby farm, retreat from the city, or invest in a landholding with endless potential, this property ticks the boxes.

Key Features:

- 22 acres of flat land

**TYPE:** For Sale

**INTERNET ID:** 300P183872

**SALE DETAILS**

**\$299,000**

**CONTACT DETAILS**

**Elders Real Estate**

74 Mitchell Street

Merredin, WA

08 9041 6500

**Steve Gregory**

0429 874 874

- Fully fenced perimeter
- Two dongas included
- Completely off-grid setup
- Peaceful Nangeenan location, just a short drive to Merredin town

If you're after space, simplicity, and the chance to live your way, 77 Snell Road is ready and waiting.

Contact Steve Gregory on 0429 874 874 to arrange your private inspection today.

- Land Area 8.903084 hectares







