



## 517 Yilliminning Road, NARROGIN VALLEY, WA 6312

"Clovelly" – A Private Country Homestead

**28.40 hectares, 70.18 acres**

Welcome to Clovelly, a charming and beautifully maintained family homestead offered to the market for the very first time. Situated just 7km from the heart of Narrogin, this unique property offers a peaceful rural lifestyle without sacrificing convenience.

As you arrive, a winding gravel driveway leads you up the hill, through established trees and into an oasis of manicured gardens that surround this stunning home. Elevated to take full advantage of its position, the property enjoys sweeping views of the Narrogin Valley from nearly every room.

Inside, the home is thoughtfully laid out with family living in mind. To the left of the entry, you'll find the formal lounge and dining room-ideal for entertaining or relaxing. Down the hallway to the right sits the generously sized master bedroom with built-in robes, positioned near the beautifully renovated bathroom.

At the heart of the home is a light-filled second living area and a galley-style kitchen, featuring ample bench and cupboard space-perfect for the home cook. To the rear, two more well-proportioned bedrooms and a dedicated study all boast magnificent rural outlooks, ensuring every corner of the home feels connected to its natural surroundings.

**TYPE:** For Sale

**INTERNET ID:** 300P184045

**SALE DETAILS**

**\$950,000**

**CONTACT DETAILS**

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

**Keith Guest**  
0408 946 130

Outside, the property is equally impressive. It features three garages, a shearing shed with yards, multiple machinery sheds, and a large dam which pumps additional water to the house and gardens-ideal for maintaining the lush greenery that frames this remarkable home.

Whether you're looking for a serene family residence, a working lifestyle property, or simply a private escape with space to breathe, Clovelly is a rare opportunity to secure a slice of countryside paradise.

- Land Area 28.4 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

Bedrooms	3
Bathrooms	1















