



## 44 Reilly Street, BROOMEHILL VILLAGE, WA 6318

Quaint Country Cottage on 5 Acres – Peaceful Living in Broomehill Village - SOLD BY SUZIE PERRIN

Nestled on the edge of Broomehill Village, this charming 3 bedroom, 1 bathroom country cottage offers privacy, space, and a peaceful rural lifestyle on a private 2.0234 hectares.

Set among mature trees in a secluded location, the property boasts a large dam - ideal for watering stock or establishing expansive gardens. There's plenty of room to grow your own produce, raise chickens in the chook run, and enjoy the outdoors with children's play equipment and open space to roam.

The home features a welcoming lounge room with a free-standing wood fire and ceiling fan, perfect for comfort year-round. The main bedroom includes an adjoining area that can serve as a dressing room or walk-in robe along with a split system air con and ceiling fan.

The bathroom is conveniently located near two of the bedrooms and includes a shower over the bath and a pedestal basin adding to the character of the home. The kitchen has polished floorboards, split system air con and plenty of cupboard space with

**TYPE:** Sold

**INTERNET ID:** 300P184126

**SALE DETAILS**

**Offers from \$349,000**

**CONTACT DETAILS**

**Katanning**

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**Suzie Perrin**  
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country views from the kitchen window.

At the rear of the home, you'll find the third bedroom, currently used as a home office, alongside a spacious laundry and separate toilet. The enclosed back patio offers a great spot for entertaining or relaxing all year round.

Additional features include:

Large double-door workshop complete with concrete floor

Double carport close to the home

Handy store shed plus stables / stock sheds

Rainwater tanks

Solarhart hot water system

Established tree lined boundaries adding to the privacy

This delightful cottage is ideal for those seeking peace and quiet, privacy along with fresh country air, just minutes from Broomehill and 15 minutes drive from the Supertown of Katanning. Whether you're looking to downsize, escape the city or start a self-sufficient lifestyle, this property is well worth your inspection.

Call Exclusive Selling Agent Suzie Perrin today to inspect this country gem.

- Land Area 2.0234 hectares
- Bedrooms: 3
- Bathrooms: 1
- Double carport















