



124 Boyagarra Road, BROOKTON, WA 6306

Classic Country Lifestyle at Brookton

11.79 hectares, 29.13 acres

Only 5 kilometers from town you'll feel like you're a world away when you move into this wonderful country lifestyle property at Brookton.

Surrounded by fertile farmland, the 29 acre lot extends a long way back off the road with the house set amongst sparse, mature trees and enjoying a relaxing rural outlook from the covered alfresco deck area.

The extensively renovated four bedroom one bathroom home has been decorated in contemporary colours which together with the classic wooden decking and surrounding landscaping welcome the visitor into the outdoor living space.

Inside the home open living lounge and dining rooms are light, bright and lead into the well equipped kitchen, creating the beating heart of the home. Always a favourite in country homes are the polished timber floors and the warmth of the slow combustion wood fired heater in the lounge room. Originally built as a practical farming family home, the open living areas are complimented by a study and separate reading/games room for more personal space.

There are three large main bedrooms, one with built in robe plus a guest bedroom with

TYPE: For Sale

INTERNET ID: 300P185572

SALE DETAILS

\$995,000

CONTACT DETAILS

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its own external entry door.

Extensive new cabinetry has been installed in the kitchen, laundry, bathroom and linen cupboards over recent years and the home is well endowed with storage.

The property features mostly pastured paddocks, well fenced for sheep and with good fertiliser history. Ample water is available from the equipped bore plumbed to the house tank along with a winter creek and soaks/dams which have been used to grow significant amounts of Yabbies in the past. The large machinery/shearing/general purpose shed has room to store all your hobby farming equipment and holds the bank of solar panels on the roof.

If you're looking to move out to the country and enjoy the wide open spaces this could be just the place for you! Inspections are by private appointment only - call now to arrange yours.

- Land Area 11.79 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







