



108 Brundell Street, CUBALLING, WA 6311

Country Charm, Stunning Views & Dual Titles!

Calling all tree changers! Welcome to Yackabilly, set on two separate titles totalling 4.56* Ha (just over 11* acres) and surrounded by picturesque rolling farmland, this unique property offers an idyllic rural lifestyle with space, character and endless potential.

Lot 4 features a charming two-bedroom, one-bathroom rustic shed/barn-style designed home. With an open plan kitchen, generous living/dining area and the bonus of a spacious loft, you'll enjoy the convenience of a great floor plan with room for entertaining and relaxing.

From the veranda/all-weather alfresco, take in sweeping views across fields and farmland - a peaceful setting where you can truly unwind and enjoy the country lifestyle.

A large concrete floor lock up shed/workshop and garage is the perfect addition for the home hobbyist and to store machinery.

As a bonus, Lot 3 sits on a separate title and includes a fenced and gated paddock complete with a dam - ideal for hobby farming, grazing or simply enjoying the wide-open space.

Whether you're looking for a quiet retreat, a hobby farm, or a property with room to expand, 108 and 114 Brundell Road, Cuballing is the perfect rural escape, call Ali on

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P187914

SALE DETAILS

EXPRESSIONS OF INTEREST

CONTACT DETAILS

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

Alison Synnot
0418 183 917

0418 183 917 today!

PROPERTY FEATURES

Two separate titles

Lot 3 - 2.32 Ha* (approx.)

Lot 4 - 2.24 Ha* (approx.)

4.56* Ha in total (just over 11* acres)

Shed/barn style build

Open plan kitchen/dining and living with tiled floor, wood fire and split system air conditioning

Spacious kitchen with ample bench and cupboard space and built in pantry

Cosy loft with separate storage area perfect as an extra lounge, studio or guest retreat

Wonderful all weather alfresco with wood fire and views across farmland and fields

2 generous sized bedrooms, main bedroom with wall to wall built in robes

Family bathroom with shower, WC and large vanity

Unfinished tiled laundry/storage room

Laundry washroom off alfresco veranda with second WC

Hallway linen closet

Large concrete floor lockable shed/workshop with two-sided veranda/carport

Single roller door lockable tandem garage

Both lots are fully fenced

Dam and gated paddock

Woodshed

Lemon, mandarin, cherry trees, passionfruit and grape vines

Instant gas hot water system

Mains power and rainwater tank water supply

Peaceful location within easy reach of the quaint town of Cuballing and a 15* minute drive to the busy hub of Narrogin

DIRECTIONS FOR ACCESS: Enter from Beeston St, as you get to the top of the hill you'll see the sign on the right.

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.

Other features: Roller Door Access

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- Land Area 4.56 hectares
- Bedrooms: 2
- Bathrooms: 1
- Double carport







