



Lot 22 Yilliminning Road, NARROGIN VALLEY, WA 6312

A Cut Above The Rest

8.17 hectares, 20.19 acres

Narrogin's premier property. Set on a picturesque 8.17* ha rural block, this expansive 300*m² four-bedroom, two-bathroom brick veneer home offers the ultimate in space, comfort, and self-sufficiency - all wrapped in timeless style and functionality.

Built with quality in mind, the home features double insulation, a durable steel roof, and stunning Marri timber flooring throughout the expansive living zones. The main living area is a showstopper, with high coffered ceilings, while the rest of the home enjoys generous 2.75*m ceilings, enhancing the sense of light and space.

Designed with family living and privacy in mind, the master suite is a true retreat, featuring a walk-in robe, luxurious ensuite with a full bath, and separation from the children's or guest wing. All bedrooms are oversized, each with built-in robes, making this an ideal home for growing families or those seeking space to spread out.

TYPE: For Sale

INTERNET ID: 300P189011

SALE DETAILS

Offers

CONTACT DETAILS

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

Duncan Synnot
0415 894 034

The modern open-plan kitchen, dining, and living area flows effortlessly onto the surrounding verandahs and spacious outdoor entertaining area - perfect for enjoying long summer evenings overlooking the serene rural aspect. The property also boasts a below-ground swimming pool, adding to the resort-like atmosphere.

Work from home with a separate home office, and enjoy year-round comfort with wood fire heating, a roof cassette air conditioning system, split-system air conditioning in the master, and a solar hot water system.

Adding versatility and value, the property also includes a fully self-contained secondary accommodation - featuring a bedroom, one bathroom, and open-plan living - ideal for extended family, guests, or potential rental income.

For those with rural or business pursuits, the property is well-equipped with expansive shed and workshop space, providing excellent areas for machinery, vehicles, or workshop needs, all easily accessible and well maintained.

The reticulated gardens, including a large vegetable garden, are serviced by 220,000L of rainwater storage and are also connected to scheme water for added convenience and reliability.

With the added benefit of a 5 kWh of Solar system, expensive power bills will be a thing of the past.

Viewings for pre-qualified buyers by appointment.

Buyers, please note, 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.

- Land Area 8.17 hectares
- Building Area: 300.00 square metres
- Bedrooms: 5
- Bathrooms: 3



HOMESTEAD

Bedrooms	5
Bathrooms	3
House Area	300.00 square metres







