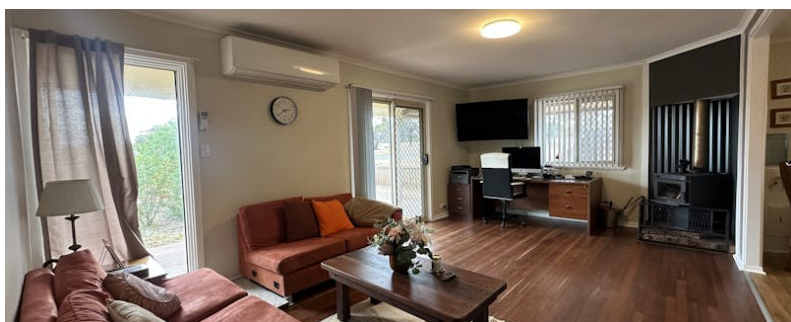




22 Rifle North Street, WAGIN, WA 6315

PEACEFUL COUNTRY RETREAT

Welcome to The Sanctuary - a charming country cottage set amidst a lovingly established food forest. Just minutes from the Wagin town centre, yet surrounded by tranquil rural vistas, this delightful 4 bedroom home offers a lifestyle of serenity, sustainability, and space.

Step inside and be greeted by a light-filled foyer/sunroom, leading into a warm and inviting living area complete with a wood fire box-perfect for cosy evenings. The home also features a walk-in pantry, 1 bathroom plus a separate toilet, and year-round comfort with a 7 kW split system reverse-cycle air-conditioner. A 5 kW solar system helps keep energy costs low.

Outdoors is where this property truly shines. Designed for those who cherish organic gardening, permaculture, and self-sufficiency, the grounds are abundant with life and potential.

Property Highlights:

Peaceful front porch overlooking a flourishing garden with 29 fruit trees

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: 300P189841

SALE DETAILS

\$449,000

CONTACT DETAILS

Katanning
131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

Expansive rear patio/veranda ideal for entertaining or quiet relaxation

Carport for two vehicles

Large shed (12.5m x 7.5m) for storage, projects, or equipment

Grow tunnel (approx. 12.6m x 3m x 2.4m) ready for year-round growing

Rainwater tanks with a combined capacity of 21,000 litres

A generous backyard featuring an additional 19 fruit trees and 13 raised garden beds

Compost bins and firewood storage for practical, sustainable living

This unique property is a ready - made paradise for anyone passionate about cultivating their own food and living in harmony with the land. The established food forest already provides abundant produce, with enormous potential to expand yields and create a thriving, self-sustaining ecosystem for your family.

The current owners are embarking on a new adventure and hope to pass The Sanctuary on to someone who will cherish it as much as they have and continue nurturing the incredible foundation already in place.

If you're seeking a peaceful retreat with everything you need to live simply, sustainably, and joyfully, The Sanctuary awaits call Exclusive Selling Agent Suzie Perrin today on 0438 545 265

- Land Area 1,002.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double carport

