



634 Narrogin Valley Road, NARROGIN VALLEY, WA 6312

Premium Lifestyle Living on 50 Pristine Acres

19.96 hectares, 49.32 acres

This outstanding lifestyle property will suit the most discerning buyer seeking space, quality and privacy, all within an easy driving distance of a major regional centre. Set on approximately 50 acres of beautifully maintained land in Narrogin Valley, this renovated brick and tile home offers an exceptional standard of living paired with first-class rural infrastructure.

From the moment you enter the home, you are welcomed by an attractive entrance leading through to the formal living and dining areas - providing the separate entertaining spaces so highly sought after by today's buyers. The home then opens into a spacious open-plan family and dining area, anchored by what can only be described as the ultimate kitchen.

Designed and installed by BLUM, this kitchen is of the highest calibre with double stainless-steel ovens, a five-burner cooktop, genuine Italian granite benchtops and one of the largest walk-in pantries you'll find. Overlooking the informal living area and outdoor entertaining space, it is perfectly designed for both family life and entertaining - ensuring the cook is never left out of the action.

The family room is warmed by a new tile fire and complemented by reverse-cycle air

TYPE: For Sale

INTERNET ID: 300P191387

SALE DETAILS

Offers from \$950,000

CONTACT DETAILS

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46-48 Federal Street
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conditioning. Accommodation includes well-sized minor bedrooms with built-in robes, while the master bedroom boasts a huge walk-in robe, its own reverse-cycle air conditioner and semi-ensuite access to the generous main bathroom, complete with shower and vanity.

Outside, the property is exceptionally well set up for the ultimate lifestyle experience. The land is divided into five paddocks plus a house block, all secured with high-quality fencing. Water is plentiful with three sources available - scheme water, rainwater tanks and two dams, one of which pumps water directly to the house block to service gardens.

Infrastructure includes a powered workshop, three powered stables, a shearing shed, hay shed, round yard and riding arena - making this an ideal property for horse lovers or those seeking a productive rural holding. The land is excellent quality pastoral country and fully croppable.

This is a rare opportunity to secure a premium lifestyle property where nothing has been overlooked.

- Land Area 19.96 hectares
- Building Area: 193.00 square metres
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1
House Area	193.00 square metres







