



## 34 Congreve Street, YEALERING, WA 6372

### Charming Country Cottage by the Lake

Nestled in the heart of the quaint rural town of Yealering, this delightful weatherboard cottage is brimming with rustic charm and timeless character. This cute two-bedroom home offers the perfect escape for those craving a slower pace and a genuine country lifestyle.

From the moment you arrive, the home's classic facade and welcoming feel set the tone. Inside, you'll find cosy living spaces, warm textures, and that unmistakable sense of comfort only a true character cottage can offer. Whether it's quiet mornings with a coffee or relaxed evenings at home, this is a place designed to be enjoyed.

Adding to the appeal, beautiful Lake Yealering is just a short stroll away perfect for peaceful walks, picnics, and soaking in the natural surroundings. Set within a friendly, close-knit community, this property is ideal as a weekend retreat, first home, or charming downsizer.

If you've been dreaming of a rustic cottage in a picturesque country town, 34 Congreve Street is ready to welcome you home.

Be quick to act, priced to sell and perfectly positioned, this one won't last long!!!!

Call Ali on 0418 183 917 today!

**TYPE:** Under Contract

**INTERNET ID:** 300P191982

#### SALE DETAILS

**From \$180,000.00**

#### CONTACT DETAILS

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

**Alison Synnot**  
0418 183 917

## PROPERTY FEATURES

917\* sqm corner lot

Character weatherboard and iron home

Feature jam wood and header screen front fence

Lovely decked front porch, perfect for an afternoon cuppa

High ceilings and original, wide floorboards

Spacious light filled lounge with cosy wood fire

Combined kitchen/dining with country style kitchen offering ample cupboard and bench space

Two double sized bedrooms both with sleep out style adjoining rooms

Back sleep out style laundry, separate WC and bathroom

Leafy and green private paved patio

As new hot water system

Large water tank

Mains water and power

Assorted sheds

Chook pen

Fully fenced rear block with double gated side access

Lime, mulberry, apricot and lemon trees

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: Heating

- Land Area 917.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Floorboards







