



## 131 Hoffman Road, HIGHBURY, WA 6313

Modern Off#Grid Living on 45.38\*ha – Quality Rural Lifestyle Just Minutes from Narrogin

**45.38 hectares, 112.13 acres**

Discover a beautifully developed 45.38\* hectare lifestyle property, ideally located just 11\*km south of Narrogin in the highly regarded mixed\* farming district of Highbury. Offering privacy, space and exceptional infrastructure, this property is perfectly suited to lifestyle buyers seeking freedom without compromise.

At its heart is a Highline\* built 104\*m<sup>2</sup> off\* grid home, thoughtfully finished to provide comfort and efficiency. The open\* plan living area features a tile fire and split\* system air conditioning, ensuring year\* round climate control. Both bedrooms include their own split\* system units, and a clever loft space adds versatility for storage or hobbies.

Supporting the home is a robust and reliable off\* grid setup, including 145,000\* litres of rainwater storage and a Red Earth Energy solar system with battery storage and backup generator, delivering sustainable living with ease. A 36\*m<sup>2</sup> breezeway connects to a 72\*m<sup>2</sup> enclosed shed with sliding doors-ideal for vehicles, a workshop or secure storage.

The land is productive and well maintained, currently leased to a neighbouring farmer, providing an income stream while ensuring the land remains well cared for.

**TYPE:** For Sale

**INTERNET ID:** 300P193184

**SALE DETAILS**

**From \$795,000**

**CONTACT DETAILS**

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

**Duncan Synnot**  
0415 894 034

With its blend of usable acreage, high quality off grid home and practical infrastructure, this property will strongly appeal to horse owners, retirees, and lifestyle buyers wanting space to run animals, grow food, or simply unwind in a private rural setting with all the hard work done.

### Key Features

45.38\* hectares of versatile mixed farming land

Highline built 104m<sup>2</sup> off grid home with modern comforts

Gorgeous kitchen with bespoke feature timber island bench, ample cupboard and workspace, dishwasher, built in pantry and freestanding stainless-steel oven

Lofty open plan living with raked ceilings, cosy tile fire and reverse cycle split system A/C

2 spacious bedrooms with lovely views across paddocks

Reverse cycle split system units in both bedroom

Farmhouse style bathroom /laundry with walk in hob less rain shower and separate WC

Loft space for storage or hobbies

145,000\* litres rainwater storage

Red Earth Energy solar + battery system with generator backup

36m<sup>2</sup> breezeway plus 72m<sup>2</sup> enclosed shed with sliding doors

40\*ft sea container with shelving for storage

Land leased to local farmer for cropping

Peaceful rural setting just 11\*km from Narrogin

Call Duncan today to arrange a viewing (0415 894 034)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterisk) 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 45.3772 hectares







