



21 York Gum Drive, GOOMALLING, WA 6460

Escape to space, comfort, and country charm with this beautifully presented 3-bedroom, 2-bathroom home set on an expansive 20-acre property

Constructed from classic cedar and iron, this inviting home offers both character and practicality.

Step inside to a light-filled open-plan family, dining, and kitchen area, complete with tiled flooring and a split system reverse cycle air conditioner to keep you comfortable year-round.

The kitchen is well-equipped with an upright electric stove, overhead cupboards, and a convenient breakfast bar-perfect for casual meals or entertaining.

The master bedroom is positioned to the right of the entry and features a built-in robe and private ensuite.

On the opposite side of the home, two additional bedrooms-each with built-in robes-provide ideal accommodation for family or guests.

TYPE: For Sale

INTERNET ID: 300P193857

SALE DETAILS

Offers over \$599,000

CONTACT DETAILS

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A full-length rear extension adds valuable living space, including a formal dining area and a separate lounge room-perfect for relaxing or hosting gatherings.

Centrally located, the laundry also incorporates a second shower and toilet for added convenience.

Enjoy peaceful outdoor living with both front and rear verandas overlooking the property.

The land itself offers a mix of functionality and lifestyle, including an open paddock, an array of fruit trees, and a charming working windmill that serves as a standout garden feature.

As an added bonus, two alpacas and eight sheep (all ewes or wethers) are included in the sale, making this an ideal setup for those seeking a ready-made rural lifestyle.

Additional features include:

- Solar power system
- Solar hot water unit
- Solar bore system (water tested and suitable for stock and gardens)
- Open bay shed plus single lock-up garage with double carport
- Carport under the main roof
- Scheme water plus rainwater storage including 2 x 9,000L tanks, 1 x 5,000L tank, and 1 x 2,000L tank
- New roof installed in 2021

Ideally located just 46km from Northam and 115km from Midland, this property combines rural tranquillity with convenient access to essential services.

The nearby town offers a hospital, doctor's surgery, pharmacy, hotel, sporting facilities, and both public and Catholic primary schools.

Currently leased at \$420 per week until 17th May 2026, the tenant is happy to stay on-offering an immediate investment opportunity-or you can opt for vacant possession at settlement.

Whether you're seeking a lifestyle upgrade, investment, or a peaceful family home, this property delivers space, comfort, and versatility in one appealing package.

All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 20.11 acres
- Building Area: 111.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- Single carport







