



8 Janitor Street, BROOMEHILL VILLAGE, WA 6318

Historic Elegance on 3/4 Acre - A Rare Heritage Listing

Set on an expansive 2024 m2 parcel of land with a wide 40 metre frontage, located in the peaceful rural community of Broomehill Village, this remarkable residence presents a rare opportunity to secure a property where heritage character, landholding, and future potential meet in perfect harmony.

Originally constructed in 1892 by R S Climie & Co for a Mr James Annice who owned a large holding of farmland nearby, this charming weatherboard home with its traditional iron roof stands as a proud reminder of the region's early history. Over the years it has played a unique role within the community, even serving for a time as the local Police Station when lease to the Police Department - adding a fascinating chapter to its rich history.

Today the home retains much of its original craftsmanship and timeless beauty. Inside, high ceilings, polished jarrah floorboards, and elegant pressed tin ceilings and walls rising from the timber dado, create interiors filled with warmth and authenticity. Classic skirting boards and trims, original fireplaces, and a traditional Metters No 2 wood stove further celebrate the home's enduring character.

The residence was originally built with 4 rooms and a detached kitchen, with the bathroom and laundry thoughtfully added later. The current layout offers flexibility, including the simple option to reinstate a third bedroom by replacing a previously removed wall.

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: 300P193965

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Ian Hanna

0427 215 076

Recent updates complement the home's historic charm, including polishing the floorboards, a newly replaced veranda deck, and a roof replacement approximately 15 years ago, ensuring comfort while preserving the property's period integrity.

Outside, the grounds are equally captivating. Mature trees, including 4 old peppermint trees and a beautiful kurrajong, provide shade, privacy, and a sense of home. A 2 bay lockable shed provides a secure place for vehicles or a workshop.

Positioned across two lots and listed on the Local Heritage Register (does not restrict further development), the property presents outstanding possibilities for future development, expansion, or simply enjoying the luxury of space and history combined.

Broomehill Village is a small quiet town located on the Great Southern Highway just south of the regional centre of Katanning and with the seaside city of Albany further to the south.

Properties of this scale, character, and provenance are seldom offered. This is more than a home - it is a piece of local history set on an exceptional block, ready for its next custodian.

For more information, or to organise your own private inspection, please call Ian Hanna on 0427215076.

- Land Area 2,024.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Double garage
- Floorboards







