



82 Rose Street, CUBALLING, WA 6311

Come Home to Cuballing

1.66 hectares, 4.11 acres

Long recognised as a premium suburb in the greater Narrogin region, Cuballing is well known as the home of Dryandra Regional Equestrian Park with an undercover all weather arena, large outdoor jumping arena, a cross country course and club rooms located in the heart of the town.

Attracted by the equestrian opportunities in the town, the owners purchased 82 Rose St as a bare block back in 2018 and since then have worked tirelessly to create a beautiful country home which enjoys an elevated, secluded location while retaining easy access to the town centre.

Built on a corner lot comprising of 1.6 hectares (approx. 3.9 acres) and fenced for horses, the property features a steel framed 3 bedroom, 2 bathroom home, lock up steel framed workshop, sea container and carport all situated in a ranch style garden setting, well back from the road.

The home is striking for its warm, homely interior design where a clever combination of industrial and cottage materials have been utilised to great effect.

Cosy living areas are warmed by the wood fired heater and include the dining area

TYPE: For Sale

INTERNET ID: 300P196538

SALE DETAILS

\$749,000

CONTACT DETAILS

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which is adjacent to the modern kitchen. Cooking is fired by gas and electric, hot water is instantaneous gas.

The spacious master bedroom features large windows and has an ensuite and wardrobe recess. The second bedroom enjoys its own external access and private porch. The third bedroom holds a double bed and is closest to the main bathroom. Both bathrooms are a good, practical size and shape with clean, modern fittings. The laundry is large and practical, again with its own external access. Outside there are three undercover decks with good access and a pleasant country garden outlook. The shed/workshop features a raised composite floor and full steel framing into two rooms. A 40 foot sea container has been integrated into the property design and provides copious storage as well as a base for the carport to attach to.

All this is set in a growing garden, fenced off from the remainder of the block so you have have your animals nearby and retain your garden plants.

If you're looking to move to the country and it's time to move up a step to a desirable location, you should be sure to inspect this quality property.

- Land Area 1.6643 hectares
- Bedrooms: 3
- Bathrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	3







