



960 Crossman Road, CROSSMAN, WA 6390

The Good Life!

Escape to the country and embrace a lifestyle of space, self-sufficiency and stunning rural views at this picturesque 10.29*-hectare (approx. 25* acres) property perched high on the hill in Crossman.

Offering the perfect blend of modern comfort and productive rural living, this unique lifestyle property is ready for its next chapter.

The modern steel-framed home has been thoughtfully designed for comfortable country living, featuring three well-sized bedrooms and two bathrooms with light-filled living spaces that capture the surrounding outlook.

Whether you are relaxing indoors or entertaining outdoors, you will love the peaceful setting and elevated position.

Outside, the property truly shines with an impressive range of infrastructure and lifestyle features already in place. A large, powered shed with a concrete floor provides the ideal space for machinery, workshop projects or storage, while the additional machinery and woodshed add even more practicality.

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TYPE: For Sale

INTERNET ID: 300P197108

SALE DETAILS

From \$920,000.00

CONTACT DETAILS

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

Alison Synnot
0418 183 917

Perfect for extended family, guests or potential extra income, the self-contained granny flat accommodation offers flexibility and convenience.

For those dreaming of a sustainable lifestyle or small-scale farming venture, the property offers enormous potential with extensive shade houses suited to growing vegetables, flowers or operating a boutique micro-farm business. Solar panels, substantial water collection, and storage capacity, two dams and a chook house, further support the property's self-sufficient appeal.

With sweeping rural views, established infrastructure and endless lifestyle possibilities, this is a rare opportunity to secure a versatile country retreat with the hard work already done.

Property Features include:

10.29*-hectare lifestyle property

Modern steel-framed (timber framed second storey) 3 bedroom, 2-bathroom, 1 study home

Lovely open plan kitchen, family and dining with views to the rear and front of the property and reverse cycle split system air-conditioning

Fantastic galley style kitchen under bench electric oven and induction cooktop, ample storage and bench space, two walk in pantries and views out to the valley

Master retreat upstairs with spacious sitting area offering built in kitchenette and split system reverse cycle air conditioning

Generous sized master bedroom opening up to a balcony, perfect for watching the bird life overlooking the garden and valley below

Light and bright ensuite with glass framed shower, large vanity, and separate WC

2 good sized bedrooms downstairs, both with built in storage nook

Study area off main living

Large family bathroom with bath/shower, and corner vanity offering plenty of storage

Well-appointed laundry with built in cupboards and direct access to outside drying area

Separate WC off laundry

Choice of outdoor seating and entertaining areas

Large paved pitched roof alfresco to the rear of the house with valley, bushland, garden views and kitchen herb garden

Wrap around veranda with wider under cover area to the front of the house, another beautiful spot to watch the bird life and enjoy the valley views

Double tandem carport, allowing easy, weather free access to the house

Self-contained granny flat accommodation offering two partitioned bedrooms, large open plan living and kitchen, bathroom, evaporative air conditioning, cozy wood fire and mezzanine storage area

Solar Panels

Large lockable powered shed with concrete floor and storage room

Lockable insulated Machinery shed and woodshed

2 extensive shade houses with raised garden beds and micro-farming potential

Green house with sun tough polycarbonate roofing

Fox proof chook pen and forage yard

Small orchard with fig tree, an array of citrus trees, bay trees, plums, peach, finger limes, pomegranates, olive trees and blueberries

Two dams (1 winter, 1 all year)

Multiple water tanks providing excellent water collection and storage capacity

Decorative succulent garden and frog pond

Native garden to the side of the house attracting a large range of local birds, animals and pollinators

Three defined fully fenced paddocks, a front paddock, the house and garden area and the rear paddock, all interconnected by gates for ease of moving livestock

Original, small stock yard

Rear paddock has self-feed water trough for livestock

Front paddock has the year-round dam for livestock

Elevated hilltop position with beautiful rural outlook

10* minute drive into Boddington

1 hour 30 minute* drive to Perth

A lifestyle property with space, versatility and opportunity - feature packed, inspection is sure to impress Call Ali on 0418 183 917 or Duncan on 0415 894 034 today to book your inspection.

Buyers, please note, 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: Bush Retreat, Openable Windows

- Land Area 10.29 hectares
- Bedrooms: 5
- Bathrooms: 3
- 4 car carport
- Ensuite







