



23 Flint Street, WYALKATCHEM, WA 6485

A Gardener's Paradise with Modern Upgrades and Country Charm

Set on a generous block in the heart of Wyalkatchem, this beautifully maintained 4-bedroom, 1-bathroom home offers the perfect balance of comfort, sustainability, and country living. Whether you're looking to escape the city, downsize without compromise, or embrace a self-sufficient lifestyle, this property is packed with features that make it truly special.

Surrounded by established gardens, productive garden beds, and a thriving mini orchard, this is a genuine gardener's dream. Multiple workshops and sheds provide ample space for hobbies, storage, projects, or the home handyman, while the enclosed verandah offers a comfortable space to relax and enjoy the peaceful surroundings year-round.

Inside, you'll find timeless character features including polished timber floorboards and elegant French doors, complemented by practical modern conveniences. The home has been thoughtfully updated, with a new roof and complete rewiring completed approximately six years ago. Energy efficiency is a standout, with a 6.5kW solar system and a substantial 10.8kW battery installed around five years ago, helping to keep power costs to a minimum.

TYPE: For Sale

INTERNET ID: 300P198015

SALE DETAILS

Offers From \$260,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Robert Forbes
0408808835

Accessibility has also been considered, with wheelchair access throughout the property. Additional features include a pantry, washing machine and dryer, and excellent water storage with two 9,000-litre rainwater tanks.

Located in the welcoming Wheatbelt community of Wyalkatchem, you'll enjoy the convenience of a local doctor, hospital, senior high school, shops, sporting facilities, bowls club, tennis club, and all essential amenities. Best of all, you're only approximately two hours from Perth, offering the perfect blend of country tranquility and city accessibility.

Property Features:

3 bedrooms, 1 bathroom

New roof and complete rewiring (approx. 6 years ago)

6.5kW solar system with 10.8kW battery (approx. 5 years old)

Beautiful mini orchard and established gardens

Productive garden beds

Multiple sheds and workshops

Enclosed verandah

Wheelchair accessible

Polished timber floorboards

French doors

Pantry

Washing machine and dryer included

Two 9,000-litre rainwater tanks

Friendly Wheatbelt community with excellent local services

Approximately 2 hours from Perth

A property that combines sustainability, character, practicality, and lifestyle opportunities in one appealing package for only \$260,000.00 Move in, unpack, and enjoy everything this wonderful country home has to offer.

- Land Area 1,537.00 square metre
- Building Area: 165.00 square metres
- Bedrooms: 3
- Bathrooms: 1







