



## 115 Butcher Street, BRUCE ROCK, WA 6418

### Country Charm with Space, Comfort & Lifestyle Appeal

Set on a generous block in the heart of Bruce Rock, this inviting three-bedroom home offers the perfect blend of comfort, practicality, and country living. With established gardens, excellent outdoor infrastructure, and modern climate control throughout, this property is ideal for families, retirees, first-home buyers, or investors seeking a well-maintained Wheatbelt home.

Step inside to discover a welcoming layout featuring three comfortable bedrooms, a central bathroom, and a functional kitchen complete with a traditional Metters stove that adds warmth and character to the home. Reverse-cycle split system air conditioning throughout ensures year-round comfort, keeping the home cool in summer and cosy through the cooler months.

Adding further versatility is a dedicated office/study located at the rear of the home, providing the perfect space for working from home, hobbies, or additional storage.

Outside, the property truly shines. Established gardens create a peaceful setting, while the large shed with roller garage door offers secure vehicle storage, workshop space, or room for recreational equipment. A separate garden shed provides additional storage, and the chook pen is perfect for those looking to embrace a self-sufficient lifestyle.

#### Property Features:

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:** 300P198033

#### SALE DETAILS

**\$350,000**

#### CONTACT DETAILS

**Elders Real Estate**

74 Mitchell Street

Merredin, WA

08 9041 6500

**Steve Gregory**

0429 874 874

- Three spacious bedrooms
- One bathroom
- Rear office/study ideal for remote work or hobbies
- Functional kitchen featuring a classic Metters stove
- Reverse-cycle split system air conditioning throughout
- Large shed with roller garage door
- Separate garden shed
- Chook pen
- Established gardens and outdoor living spaces
- Generous block offering space and privacy
- Located in the friendly Wheatbelt community of Bruce Rock

Whether you're looking for a comfortable family home, a peaceful country retreat, or an investment opportunity, this property offers exceptional value and a relaxed rural lifestyle.

Contact us today to arrange your inspection and experience everything this charming Bruce Rock property has to offer.

Contact Steve Gregory to book in a private viewing on 0429 874 874 or [steve.gregory@elders.com.au](mailto:steve.gregory@elders.com.au)

- Land Area 994.00 square metres
- Bedrooms: 3
- Bathrooms: 1





