



54 Carton Street, CUBALLING, WA 6311

LIFESTYLE AND COMFORT AT A PRICE YOU CAN AFFORD!

Dreaming of an affordable escape to the country, beat the Perth prices and make the dream a reality!

Escape to the peace and tranquility of country living with this beautifully presented homestead-style residence, perfectly positioned on approximately 1.35* acres (5,460* sqm) in the welcoming community of Cuballing. Offering space, versatility and a picturesque rural outlook, this is the lifestyle property you've been searching for.

Designed for relaxed family living, the home features three generous bedrooms and two well-appointed bathrooms, with the timeless appeal of a wraparound two-sided veranda creating the perfect place to unwind and enjoy the surrounding gardens and countryside.

Outside, the property truly shines. Whether you're dreaming of a hobby farm, keeping a few animals or simply enjoying wide open spaces, there's plenty of room to create your own rural haven. Established trees and beautifully maintained gardens provide privacy, shade and year-round beauty.

TYPE: For Sale

INTERNET ID: 300P198918

SALE DETAILS

From \$520,000.00

CONTACT DETAILS

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

Alison Synnot
0418 183 917

Storage and workspace are in abundance with an enormous double-access sliding door shed, ideal for securely housing a caravan, boat or multiple vehicles. Adding even more versatility is a fantastic studio/workshop complete with its own single carport/veranda perfect as a creative retreat, home business, workshop or additional entertaining space.

Property Features:

Approx. 1.35* acres of lifestyle living

Charming homestead-style home with 2-sided decked veranda

Light and bright open plan living dining with cozy wood fire, ceiling fan and reverse cycle split system air conditioning

Separate, galley style kitchen with gas stove and cook top, ample bench and cupboard space and built in pantry

3 spacious bedrooms all with carpet and ceiling fans

Main bedroom with ensuite bathroom

Generous sized ensuite with separate shower, WC and large vanity

Bedroom three with sleep out style play area/study

Lovely neutral toned family bathroom with separate shower, WC and large vanity

Sleep out style laundry with built in sink/cupboard and direct access outside

Light filled separate studio with power and single carport/veranda

Huge double-access shed/workshop with full height sliding doors, ideal for caravan storage

Beautiful established gardens and mature trees

Fully fenced front yard and rear paddock

Separate entry and gated access to shed and to house

Chook pen

Mains water

2 water tanks

Plenty of room for a hobby farm or micro farm (STCA)

Peaceful rural outlook in a friendly country community

A short 10* minute drive to the busy hub of Narrogin

Approximately 2.15* hours' drive from Perth

Offering the perfect balance of character, practicality and country lifestyle, 54 Carton Street, Cuballing is an exceptional opportunity to embrace relaxed rural living while enjoying all the comforts of home.

Arrange your inspection today, call Ali on 0418 183 917 and discover the lifestyle you've been dreaming of at a price you can afford.

Buyers, please note, all measurements are approximate only and generally marked

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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: Carpeted, Openable Windows, Roller Door Access

- Land Area 5,460.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport
- Ensuite







