



27 Brundell Street, CUBALLING, WA 6311

It's Got the Lot

Located in the friendly township of Cuballing, just 14 kilometres north of Narrogin, this beautifully presented home offers the perfect blend of modern comfort, country charm and exceptional outdoor living. Set on a generous 7,140m² corner block, this impressive property has been thoughtfully designed and is packed with features both inside and out.

The home welcomes you with a formal lounge and a handy office recess before opening into the spacious heart of the home. The light-filled open-plan kitchen, dining and living area is ideal for family living, featuring recessed ceilings, downlights, a cosy tile fire and a well-appointed kitchen complete with a breakfast bar, pantry, electric oven and hotplates.

A fully enclosed sunroom stretches along the eastern side of the home, creating a versatile space that would make the perfect home theatre, games room or year-round entertaining area.

The spacious master suite is privately positioned at the front of the home and features a walk-in robe and stylish ensuite with shower, vanity and toilet. Adding a touch of luxury, the adjoining spa room can be accessed directly from the master bedroom or externally via the verandah.

The remaining two double bedrooms both include built-in robes and are serviced by a

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TYPE: For Sale

INTERNET ID: 300P199271

SALE DETAILS

FROM \$650,000.00

CONTACT DETAILS

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

Keith Guest
0408 946 130

family bathroom complete with a separate bath, shower and vanity. The practical laundry is located at the rear of the home with built-in storage, while a separate second toilet adds extra convenience.

Comfort is assured throughout the seasons with the home being fully insulated and surrounded by 4-metre-wide verandahs on three sides, providing shade, outdoor living and protection from the elements.

Outdoor Features

Outside is where this property truly shines.

The powered double Colourbond garage/workshop features a concrete floor, evaporative cooling and an adjoining tiled room making it an ideal workshop, hobby room or additional entertaining space.

Entertaining family and friends will be a pleasure with a large entertaining area complete with power and a pizza oven.

Property Features

- Renovated home
- 4 spacious bedrooms
- 2 bathrooms
- Formal lounge
- Office recess
- Large open-plan kitchen, dining and living area
- Breakfast bar and pantry
- Electric oven and hotplates
- Recessed ceilings and downlights
- Tile fire
- Enclosed sunroom/home theatre
- Spacious master bedroom with walk-in robe and ensuite
- Luxury spa room
- Built-in robes to remaining bedrooms
- Fully insulated home
- Wide 4-metre verandahs on three sides
- Powered double Colourbond garage/workshop
- Pizza oven and multiple outdoor entertaining areas
- Beautiful, landscaped gardens
- 7,140m² corner block
- R2 Residential zoning

If you've been searching for a modern country home that offers space, quality and an incredible lifestyle, 27 Brundell Street, Cuballing is a property that truly has it all.

Contact Keith Guest today to arrange your private inspection.

Buyers Note: All measurements/dollar amounts 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.

- Land Area 7,140.00 square metres
- Building Area: 220.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage







