

**17936 Great Southern Highway, Narrogin, WA 6312**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2 m2**

**Type: House**

**\$675,000**

Situated in a premium position just minutes from central Narrogin in the locality of Hillside, this property offers two houses with three sheds, a bore, water tanks and a dam. It is connected to scheme water. The main residence is a well-insulated and comfortable timber over steel frame home with; • 6 bedrooms or 5 bedrooms and an office • Master bedroom with ensuite and walk in wardrobe • Separate lounge room with slow combustion wood heater • Informal entertaining area and kitchen with walk in pantry • 6.6 kilowatt solar panels with hybrid inverter (battery ready) • NBN connection • Ducted warm air system • Reverse cycle air conditioner • Large wrap around verandahs This residence is connected, by a verandah and walkway, to the original homestead building referred to as the Cottage. The Cottage is a captivating stone home built circa 1920s. Notice the size of the rooms and the extra height of the ceilings. It may be suitable for short term or assisted living accommodation subject to compliance with relevant Authority approvals. This neat, well equipped property has two 21 x 7.6 meter (approx.) sheds and one 11 x 4 meter (approx.) shed. A double carport is attached to the Cottage. The 100,000 litre below ground water tank harvests water from the residence and the 66 meter deep bore delivers water suitable for most summer vegetables, citrus trees and various other established fruit trees located on the property. Add to this, eight raised vegetable garden beds and you have 5.9 acres (approx.) of rural living with the amenities of a well located central wheatbelt town. For horse enthusiasts there is a superb opportunity to develop the sheds and surrounding cleared area for equine infrastructure. Dryandra Regional Equestrian Park, the venue for regional and state equestrian competitions, is a less than 13km from this property. Presented for sale by Elders Real Estate Rural Narrogin. Call Sandra Hortin on 0487316906 to arrange a viewing of this superb property.