

# 40 Park Street, Pingelly, WA 6308



## House For Sale

Thursday, 25 April 2024

40 Park Street, Pingelly, WA 6308

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1115 m2**

**Type: House**



Danielle Keatley

**\$289,000**

Welcome to 40 Park Street Pingelly! This charming 3 bedroom, 1 bathroom house is the perfect place to call home. As you step inside, you'll appreciate the thoughtful layout. The living areas flow harmoniously, creating an inviting space for family gatherings and entertaining. Throughout the main areas, rich hardwood floorboards add warmth and elegance whilst the bedrooms have the comfort of carpet. Two of the three bedrooms feature built-in cupboards, providing convenient storage solutions. The decked patio spans the entire length of the rear of the home giving a seamless extension of your living space. Other Features Include:

- carport under the main roof, along with side access to the backyard.
- 2x reverse cycle air conditioners and ceiling fans in all bedrooms
- built-in fan forced wood fire.
- spacious 1115m<sup>2</sup> block
- located opposite Pingelly Primary School

The town of Pingelly is located approximately 158km southeast of Perth CBD, with the neighbouring town of Brookton approx. 20km north and Narrogin approx. 50km south, with Popanyinning and Cuballing in between. It is a key agricultural centre with cropping and livestock being the primary activities. The town itself is a well serviced community, brief overview below:

- Supermarket & Butcher
- Bank
- Primary school (daily bus services available to Brookton and Narrogin high schools)
- Pharmacy, 24/7 emergency centre and general practitioner
- post office
- specialty shops (Arts & Crafts, Op shop, café)
- 2 hotels, B&B accommodation, caravan park
- Impressive community sports complex and functions centre - Pingelly Recreation and Cultural Centre (PRACC)
- Volunteer Emergency Services

To arrange your viewing or for further enquiries, please contact: Dannielle Keatley 0429 678 833 Sales representative Westcoast Rural Real Estate | Raine & Horne Rural WA