

# Lot 1 Narrogin Valley Road, Narrogin Valley, WA 6312



## Sold Cropping

Wednesday, 20 September 2023

Lot 1 Narrogin Valley Road, Narrogin Valley, WA 6312

Area: 20 m2

Type: Cropping



Jeff Douglas  
0898819881

**\$405,000**

Everyone wants to live in Narrogin Valley! Long recognised as the ideal rural residential location around Narrogin, Narrogin Valley Road always commands a premium. This 20 hectare (approx. 50 acre) block has been held by a city family for many years while they have enjoyed many happy holidays on the property. Originally a lockup steel framed shed with concrete floor was constructed as a base for the caravan for short term stays on the farm. Later a 3 bedroom 'donga' was set up on the hill and expertly converted to a one bedroom unit with large living areas and full kitchen and ensuite. Potential buyers should be aware the donga is portable and does not have Shire approval as a dwelling. The property features a good dam, mostly good cropping and grazing country, cleared with a few small trees here and there. The farm has been cropped by a local farmer for some years now and is in good condition. Mains electricity and scheme water are both connected to the property and make this an ideal small farm on which to build that country home you've been wanting. These blocks always sell fast so call or email now to arrange to view this one.