

1325 Knungajin Road, Nungarin, WA, 6490

Rural For Sale

Friday, 16 August 2024

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Type: Rural

BARRAKEE - 49.41 ACRES OF RURAL LIFESTYLE

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Nutrien Harcourts WA are pleased to present for sale "Barrakee" 1325 Knungajin Road, Nungarin.

A beautifully presented rural lifestyle property with sealed bitumen road to the front gate. Total land area of 20 hectares (49.41 acres) with rural zoning.

- Solid double brick and tile construction home on a concrete slab
- Circa 1968 built and includes three bedrooms all with ceiling fans and robes storage.
- Main bathroom has bath, shower and separate WC.
- The formal lounge has bifold doors that can be opened to expand onto the adjoining office.
- Large family or games room with tile fire heating.
- Open plan kitchen/dining has electric oven/stove and large WIP.
- Spacious internal laundry, workers shower and second WC.
- Single roller door garage under main roof has additional storage room and opens onto an activity room which has been used as a 4th bedroom previously.
- Gas storage hot water system and ducted evaporative A/C cooling.
- Triple bay carport parking of 12m x 5m.
- New garden shed just being completed.
- Neat mostly low maintenance gardens, fruit trees and veggie garden.
- Boundary fencing is all ring-lock & barb wire on steel posts.
- Mains power is connected and water via one scheme water metre at front boundary. Located 12* linear kilometres to Nungarin, 38* linear kilometres to Merredin and 230* linear kilometres to Perth Airport.
- This property is ideal buying for either FIFO workers wanting some acreage, a young family looking for room to grow or grey nomads wanting the peace and security of country living.
- Large paddock area will give owners option of either cropping, running livestock or equine pursuits.

For Sale by private treaty from \$395,000.

All enquiries to exclusive selling agents Nutrien Harcourts WA and inspections by appointment only. Phone local specialist William Morris 0448 415 537 to discuss in confidence.

*Approximately