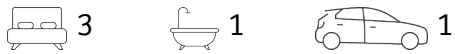




Affordable Country Living in Yealering



40 Roberts Street, Yealering

\$165,000

Located centrally on a generous 1,012 sqm block in the Wheatbelt town of Yealering, this modest 3 bedroom, 1 bathroom home presents an excellent opportunity for first home buyers, home handymen or anyone seeking a peaceful rural retreat.

The timber and asbestos home is connected to mains water, equipped with smoke alarms and RCDs and features rear lane access, a septic system and a covered shed/garage that comfortably accommodates two cars.

Inside, the kitchen/dining area includes a gas stove, while the carpeted lounge/living room offers reverse-cycle air conditioning and a tile fire, ensuring year-round comfort. Hot water is supplied by an 80 L Rheem storage unit.

Yealering is situated in the Shire of Wickpin, approximately 220 km south-east of Perth, 50 km from Corrigin and 70 km from Narrogin. The town is well known for Lake Yealering, located on its eastern boundary – a popular destination for boating and water-skiing enthusiasts. Local amenities include a Post Office/General Store, Hotel, Golf and Bowling Club, and a Caravan Parking facility, providing a relaxed and welcoming community atmosphere.

Please note: The property is offered for sale on an “As Is” basis and potential buyers are encouraged to conduct their own due diligence regarding the property and its condition.

Property ID:	L36336337
Property Type:	House
Building / Floor Area:	98
Garages:	1
Land Area:	1012.0 sqm

Philip Barber  
0429 841 156  
[phil.barber@ruralwa.rh.com.au](mailto:phil.barber@ruralwa.rh.com.au)