

Owner-Designed, WA Country Built - Your New Brookton Home

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43 Corberding Road, Brookton

\$650,000

We’re proud to present 43 Corberding Road in Brookton, a thoughtfully designed home that blends practicality, comfort, and individuality.

Built by WA Country Builders and shaped by the vision of its original owners, this 3-bedroom, 2-bathroom residence offers smart functionality and enduring quality. The open-plan kitchen, dining, and lounge area creates a welcoming hub for daily living and entertaining, while a separate office provides flexibility for remote work, study, or conversion into a fourth bedroom.

Storage is abundant throughout, complemented by a spacious 4×6m patio and a garage under the main roof for everyday ease. Outside, the powered L-shaped shed includes a 3.8×8.3m\* garage space with an offset 3.8×3.8m\* workshop-perfect for trades, hobbies, or secure storage. Solid brick and Colourbond construction ensures low maintenance and long-term durability.

Brookton’s proximity and accessibility to Perth continues to attract a broad spectrum of buyers, including FIFO professionals, growing families, retirees, and investors alike. This residence must be experienced firsthand to fully appreciate its value and appeal.

Additional features include:

- Built circa 2008

Property ID:	L36574909
Property Type:	House
Building / Floor Area:	176
Garages:	2
Land Area:	1231.0 sqm

**Dannielle Keatley**  
0429 678 833  
dannielle.keatley@ruralwa.rh.com.au

- Solar hot water system
- Ducted reverse cycle air conditioning
- Generous laundry
- Large master suite with ensuite and walk-in robe
- Sunroom
- Established gardens – fully reticulated
- Prime location on the north-western edge of Brookton townsite
- Approx. 1231m<sup>2</sup> block
- Annual water rates: \$290\*
- Annual council rates: \$2223\*

Buyers Note: All Measurements / dollar amounts are approximates only and generally denoted with an asterisk (\*). Any images of boundaries are provided as a visual guide and may not represent precise property lines. Prospective buyers must undertake their own due diligence, including a thorough visual inspection, prior to entering into any contractual agreement. No reliance should be placed on the advertising material when making a purchasing decision.

Brookton is situated 138km (approx.) east of Perth CBD and the town is well serviced with range of locally owned businesses, specialty shops and community facilities.

- Supermarket & Butcher
- District High School- (Kindergarten to year 10)
- Day-care facilities
- Sporting Venue (football/hockey/netball/tennis/cricket)
- Brookton Country Club (golf course/lawn bowls)
- Newsagent
- Hardware with agricultural supplies, white goods and homewares
- Bendigo bank
- Hotel
- Aged Care Facility

- Service stations/Mechanic/Tyre Service

- Volunteer emergency services

- Vast number of community groups (Community Gardens, Historical Society, CWA, Mens Shed, just to name a few)

Viewings by appointment, to arrange contact:

Dannielle Keatley

0429678833

Sales Representative

Westcoast Rural Real Estate

Raine & Horne Rural WA