

Rural Retreat on the Edge of Town - 2.02 ha (5 Acres) with Cottage & Horse Facilities



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36 Cook Street, Kondinin

Offers Above \$390,000

Located on the eastern boundary of the Kondinin townsite, this unique 2.02 ha (5 acre) property presents an ideal rural retreat. Whether you're seeking a lifestyle change or a property purpose-built for horses, this one is worth a closer look.

PROPERTY FEATURES:

- Horse Facilities: Three newly fenced horse paddocks with mains water, stables and an open riding area designed with dressage in mind.
- Cottage: A centrally positioned 2-bedroom cottage powered by a full off-grid solar system (with 7KVA backup generator) and connected to mains water.
- Timber frame on timber stumps with tin roof, external cladding, gyprock interior walls.
- 'Batt type' insulation in walls and ceilings.
- Open-plan kitchen/living/dining, plus combined bathroom/laundry/toilet.
- Gas stove, recently installed instantaneous hot water system.

Property ID:	L37129042
Property Type:	Lifestyle
Land Area:	2.02 hectares

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- Septic system upgraded with capacity to support a larger home.
- Potential to add a front verandah (some material included – town planning required).
- Additional Accommodation: A 5-bedroom asbestos “donga” with tin roof on solid skids (not connected to services).
- Frontage & Services: Bitumen road frontage. Mains power runs past the property (not currently connected).

IMPORTANT NOTES:

- Property offered on an ‘as is’ basis – prospective buyers should conduct their own due diligence.

LOCATION:

Kondinin is situated in WA’s South Eastern Wheatbelt, approximately 280 km from the Perth CBD. The town offers:

- Hospital and aged care facilities
- Shopping, hotel/motel, and roadhouse/café
- Volunteer fire and ambulance services
- Excellent sporting and recreational amenities

To arrange an inspection or find out more, contact Phil Barber on 0429 220 781 today.