



## Escape to Rural Living in Pingelly



3



1



2

## 2 Narducci Street, Pingelly

Sold for \$370,000 (May 21, 2024)

Nestled on the outskirts of Pingelly townsite, this charming rural-residential property offers a blend of country charm and modern convenience.

### Spacious Modern Living:

- A modern kitchen with generous storage options and separate dining area with stylish floating floors.
- A cozy lounge room with French fold doors opening onto a picturesque verandah.

### Comfortable Accommodations:

- Three bedrooms with the master featuring a convenient walk-in-robe area.
- A contemporary bathroom equipped with all modern amenities.
- Reverse cycle air conditioning in the lounge for year-round comfort.

### Outdoor Features:

**Property ID:** L27698094

**Property Type:** House

**Carports:** 2

**Land Area:** 4.45 acres

**Dannielle Keatley**

0429 678 833

dannielle.keatley@ruralwa.rh.com.au

- An expansive 8m x 10m patio/carport, perfect for entertaining or sheltering your vehicles.
- A 5m x 7m lockable shed and an additional small garden shed for all your storage needs.
- An older style shed at the rear, suitable for livestock shelter.

Additional Perks:

- Roof was replaced approx. 10 years ago
- 4.45 acre property, zoned rural-residential as per the Shire of Pingelly Town Planning Scheme.

**\*PLEASE NOTE: this property is currently rented out on a periodical lease\***

Does this sound like your future lifestyle?

Don't miss out on the opportunity to make this house your home!

The town of Pingelly is located approximately 158km southeast of Perth CBD, with the neighbouring town of Brookton approx. 20km north and Narrogin approx. 50km south, with Popanyinning and Cuballing in between.

It is a key agricultural centre with cropping and livestock being the primary activities.

The town itself is a well serviced community, brief overview below:

- Supermarket & Butcher
- Bank
- Primary school (daily bus services available to Brookton and Narrogin high schools)
- Pharmacy, 24/7 emergency centre and general practitioner
- post office
- specialty shops (Arts & Crafts, Op shop, café)
- 2 hotels, B&B accommodation, caravan park
- Impressive community sports complex and functions centre – Pingelly Recreation and Cultural Centre (PRACC)
- Volunteer Emergency Services

To arrange your viewing or for further enquiries, please contact:

Dannielle Keatley

0429 678 833

Sales representative

Westcoast Rural Real Estate

Raine & Horne Rural WA