

# Raine&Horne®

## 4.94-acre Lifestyle Property for Sale in Pingelly Outskirts

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2

2

167 Aldersyde-Pingelly Road, Pingelly

\$430,000

NO VIEWINGS – Fri 8th Aug to Sun 17th Aug inclusive\*\*\* (enquiries still welcome)

Escape to space and serenity, set on nearly 5 acres and nestled on the outskirts of Pingelly, this existing 2-bedroom home is complemented by a rear extension that adds a third bedroom, second bathroom with laundry, and a spacious games area.

With rural residential zoning and a winter creek running through the property, it is a slice of countryside magic.

Tucked on the outskirts of Pingelly, this 4.94-acre

(approx.) property offers a blend of natural beauty, practical features, and flexible living spaces, it is a rare opportunity to enjoy semi-rural living without compromising on convenience.

The original 2-bedroom home is warm and welcoming, with a simple, functional layout. Extending from the rear, a thoughtfully designed addition provides a third bedroom, a second bathroom complete with combined laundry, and a generously sized games area or larger

Property ID:	L35798176
Property Type:	House
Garages:	2
Land Area:	4.94 acres

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

lounge area- perfect for entertaining, teen retreat, or future dual living possibilities.

With rural residential zoning, you will have the freedom to personalise the property to suit your lifestyle needs, and a seasonal winter creek gently flows through the property, bringing a picturesque touch of nature.

Other Key Features:

Two 6×6m sheds – one is set up as an external games room.

Carport.

Mains water and power connected.

Numerous chicken runs.

Native trees and vegetation.

freestanding wood fire and several air conditioners throughout.

Bitumen road frontage

Approx 3.3km to Pingelly town centre.

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 medical 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

Viewings by appointment!

For more information please contact:

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Westcoast Rural Real Estate

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