

Under Contract

8 Nicholas Street, Bolgart



Peaceful Country Living "Starts Here"

Set on a generous **882m²** block in the welcoming Wheatbelt town of **Bolgart**, this well-presented property offers the perfect opportunity to build a comfortable home, country getaway or investment in a relaxed rural setting.

Fully fenced with quality **Colorbond fencing**, the block is ready to build on and features a variety of established ornamental and fruit trees that provide a great head start. A garden shed, outdoor shower and charming water feature add character, while scheme water and power are already available.

Located just over an 1½ hours from Perth, Bolgart is a friendly farming community where you can enjoy the peace and space of country living. The town is home to a historic hotel, primary school, caravan park, community facilities, and parks, while the surrounding Wheatbelt offers beautiful open landscapes, seasonal wildflowers and a strong sense of community.

Features:

- 882m² vacant block
- Fully fenced with Colorbond fencing
- Vacant land ready to build
- Established ornamental and fruit trees
- Scheme power and water available

📏 882 m2

Price	From \$99,000
Property Type	Residential
Property ID	1976
Land Area	882 m2

Agent Details

Sam Woodford – 0408 465 029

Office Details

Tony Maddox Real Estate
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- Garden shed
- Outdoor shower
- Water feature
- Plenty of room for a home, shed and gardens

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