

LANDMARK POSTCODE

6312



Narrogin Town Hall
Image courtesy of Tourism Western Australia

LOCATION: Narrogin
2 hours south east of Perth

POPULATION: 4,500

INDUSTRIES: Agriculture, health, education and community services.

CLIMATE: Mediterranean
Summer 14C – 30.9C
Winter 5.3C – 14.6C
Avg. annual rainfall 496.2mm

Narrogin isn't your average West Australian wheat belt town.

This former rail centre has survived and thrived by reinventing itself as a vibrant service hub bursting with community spirit.

It is a strategy that's reaping rewards. Narrogin is attracting more than its share of attention from rural investors and tree-changers.

Landmark's Steve Wright says inquiry for farming land is coming from as far as South Africa.

"We're getting interest from Malaysia, Dubai and Singapore, as well as from interstate. We are also seeing people from Perth and some of the coastal areas near Perth looking at Narrogin as a country lifestyle destination. You can buy 100 acres with a nice house and have all the facilities of Narrogin at your doorstep," says Steve.

Sitting at an important road and rail junction, Narrogin is the regional hub of Western Australia's Upper Great Southern Region.

It is a family friendly town with first-class sporting and cultural facilities, sitting within an agricultural region prized for its reliability.

Pastoralists settled in the area in the 1860s but it was the arrival of the Great Southern Railway twenty years later that created the town. A reliable water supply made Narrogin an ideal stopping point between Perth and Albany.

For many decades, Narrogin was a major rail centre and it has the grand public architecture and charming streetscapes dating from that period of prosperity. By the 1970s the railways were in decline and the town recast itself as a rural and regional government service centre.

Wool, cattle, crops, an export hay plant, an export abattoir and cattle feedlots are part of a flourishing agricultural economy.

Narrogin is home to a major hospital, senior high school, agricultural college and TAFE College. A multi-million dollar recreation complex boasts the only indoor heated pool in inland WA. An international class wet synthetic hockey pitch is the home ground of Australian "Kookaburra's" captain and Olympian, Bevam George.

The town has a rejuvenated town centre and the national award winning Gnarogin Park, a recreation space built with the help of the town's state government workers who each gave two days of their time to its development.

A proactive approach defines Narrogin as a community.

Each year the town stages the Revheads Weekend, a fundraising event that attracts 7,000 people and sustains the many local service clubs that give the town its sense of vibrancy.

Interest in the region from international investors started about two years ago and there's no sign of a slowdown. "What appeals to

investors is our assured rainfall. It's a major plus," says Steve. As a result, land values have doubled in five years.

The influx of new residents is driving a strong housing market. More than 100 new homes are built each year. Several residential estates are selling well and another 80-block subdivision is in the planning stage.

This region has so much to recommend it, says Steve. "People are amazed by what we have to offer and once they move here, they don't want to leave."

Contact:

Landmark Narrogin (08) 9881 1411
Steve Wright 0427 794 500

PROPERTY GUIDE:

Residential: 3 BR, 2 bathroom home \$400,000

Lifestyle: Good home and sheds on 150 acres from \$500,000

Larger acreage: Between \$1,000 and \$1,600 per acre.