



2 Watt Street, NARROGIN, WA 6312

Charming Modern 3-Bedroom, 2 Bathroom Home in Central Narrogin

Looking for the perfect modern country home located within walking distance of the town centre and offering a comfortable and stylish home on an easy-care block?

Discover the perfect blend of comfort and convenience at 2 Watt Street, Narrogin. This well-maintained two-storey residence offers a spacious layout, modern amenities, and a prime location close to local schools, shops, and parks. Do not delay, call Ali today to organise a viewing on 0418 183 917

PROPERTY FEATURES

Lot size approximately 597* m² (480* sqm of land, house area of 216* sqm)

Open plan tiled living/kitchen/dining with reverse cycle split system air-conditioning, ceiling fans and wooden shutters

Second living/family area upstairs

Modern kitchen with island bench, wall oven, microwave nook, dishwasher and large pantry

TYPE: Under Contract

INTERNET ID: 300P181951

SALE DETAILS

From \$415,000

CONTACT DETAILS

Narrogin Federal
46-48 Federal Street
Narrogin, WA
08 9885 9300

Alison Synnot
0418 183 917

3 generously sized bedrooms all with carpet, ceiling fans and built-in robes

Spacious Master bedroom with walk in robe, ceiling fan and lovely light filled ensuite

Luxurious ensuite featuring double vanity, spa bath, shower and separate WC

Good sized family bathroom with separate bath, shower and vanity

Laundry with built in storage and 3rd WC plus direct access out to drying area

Single-car lock up garage with shoppers' internal access

Single carport next to garage for extra undercover off street parking

Private courtyard with paved undercover patio, ideal for entertaining

Fully fenced rear yard with garden shed and small water tank

Walking distance to Narrogin Primary School, St Matthews Primary School and local amenities

Enjoy the charm of regional living with all the conveniences of town

This property is currently leased for \$480 per week until the 31st of December 2025, reflecting its strong rental demand and investment potential.

Buyers, please note, all measurements are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Roller Door Access

- Land Area 480.00 square metres
- Building Area: 216.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite







