



44 Grant Street, NARROGIN, WA 6312

Near New And Ready For You

If you have been yearning for a nice new home but can't face the hassle and delays of building, this magnificent home may be just what you need. Built in November 2018 all the finishing touches have been carefully added and the home is comfortable and complete.

Visitors to the home are welcomed into a sheltered front door from where the passageway leads past the master suite and also past the theatre room that doubles as a conversational lounge area. One step further into the home and the visitor is immediately impressed with the easy living open space of the home's main central 'hub'. The kitchen, living/lounge, and dining rooms merge into one and create a warm, vital space where friends and family can relax and relate.

The kitchen is as modern and up to date as the rest of the home and features island bench, large gas range cooker, hard wearing granite composite surfaces and an abundance of storage throughout. Leading off the main kitchen is the well set out butler's pantry, keeping the main food preparation process away from the entertaining areas.

A discrete doorway opens from near the dining area and leads into the main

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TYPE: Under Contract

INTERNET ID: 300P185308

SALE DETAILS

\$760,000

CONTACT DETAILS

Elders Real Estate

41 Fairway Street
NARROGIN, WA
08 9881 9881

Jeff Douglas
0427 425 689

accommodation wing of the home. In this more private section are three of the bedrooms, all with walk in robes and the main bathroom, toilet and laundry rooms together with a good sized dedicated store room.

The master suite is at the front of the home and consists of a large, comfortable bedroom with large ensuite and walk in robes opening from it, to create a spacious and serene couple's suite.

The home enjoys ducted reverse cycle air conditioning, aided by a bank of solar panels and inverter and the home is insulated with Ecowool.

A connection to deep sewerage means no septic system to worry about.

The property also enjoys outstanding external features. The double garage has a powered main door and is accessible directly from inside the home - great for those rainy cold nights!

Once the weather warms up the alfresco dining area under the main roof enjoys morning sun and an outlook over the pool and elevated back yard. The below ground pool is landscaped and fenced and contains salt water. Appropriately fenced and equipped it is set up ready for your summer enjoyment.

The home has been carefully situated on the block to enable vehicle access down the side and into the back shed. The shed will be the envy of all your mates with its concrete floor, lockup roller door and extensive power and lighting fittings throughout, not to mention the adjacent fire pit area outside.

All in all this home is simply superb and offers the discerning buyer a very rare opportunity to move into a top tier home in the prosperous town of Narrogin.

As expected with a property of this ilk inspections are by private appointment only and can be arranged by calling Jeff Douglas on 0472 425 689 or email jeff.douglas@elders.com.au

Other features: Close to Schools, Close to Shops, Openable Windows, Pool, Roller Door Access, Window Treatments

- Land Area 1,095.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





