



## 13 Grant Street, NARROGIN, WA 6312

### Charming Home in a Great Location

This cute and character-filled home at 13 Grant Street, Narrogin is ready for its new owner! Perfectly positioned in a great part of town, you'll be within easy walking distance to both shops and schools - making this a convenient and appealing place to call home.

The welcoming front porch sets the tone as you enter the home. Inside, you'll find two bedrooms along one side, and a comfortable lounge area to the other. Off the lounge is an open space that could easily serve as a dining area or be opened up further to create a larger living space.

At the heart of the home sits the kitchen, featuring a classic Metters stove for heating, and nearby is the bathroom with a combined bath and shower. Another versatile room sits just off the kitchen - ideal for use as a dining area, home office, or hobby room.

The home also benefits from a large second living area at the rear, complete with reverse cycle air conditioning, providing plenty of space for the whole family to enjoy. From here, you'll find access to the laundry with a second shower and sink, as well as a separate toilet.

Out the back, there's a concrete undercover entertaining area overlooking the spacious backyard, complete with water tanks, a garden shed, and a single garage - all adding to the home's practicality and charm.

**TYPE:** For Sale

**INTERNET ID:** 300P187385

#### SALE DETAILS

**Offers From \$295,000**

#### CONTACT DETAILS

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

**Keith Guest**  
0408 946 130

If you're looking for a comfortable and well-located property with plenty of potential, make sure to book your viewing today!

- Land Area 944.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 4















