



101 Clayton Road, NARROGIN, WA 6312

Simply the Best!

Looking for a lovely home, where all the hard work has been done, move in ready, stylish and comfortable? Welcome to 101 Clayton Road, Narrogin - a comfortable 3-bedroom brick home that blends modern updates with everyday practicality. Step inside to find fresh, modern interiors featuring updated kitchen and bathroom, contemporary finishes, and inviting living spaces perfect for family life.

Outside, you'll be impressed by the easy care established garden, fantastic shed, double garage and large caravan carport - ideal for storage, hobbies, or housing your travel setup. The easy-care yard and paved patio area offers plenty of room to enjoy outdoor living without the maintenance hassle. With the added benefit of a Solar system, expensive power bills and gas bottles will be a thing of the past!

Set in a convenient location close to local schools, shops, and amenities, this property is a great opportunity for all buyers looking for a move-in-ready home with excellent extras.

Don't miss your chance to make this beautiful property your own, call Ali today on 0418 183 917 to register your interest!

PROPERTY FEATURES

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P187711

SALE DETAILS

From \$475,000.00

CONTACT DETAILS

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

Alison Synnot
0418 183 917

Large 1,201* sqm lot

Double brick and tile home

Beautiful easy care reticulated gardens

Light filled, spacious carpeted lounge with R/C split system air conditioning

Updated kitchen/dining with wall oven, integrated microwave, built in pantry, ample cupboard and bench space and R/C split system air conditioning

Generous Master bedroom with built in cupboards, carpet and ceiling fan

Double sized bedrooms 2 and 3, both carpeted and with ceiling fans

Lovely family bathroom with large walk-in shower and vanity

Separate WC

Sleep out style second living/kids' playroom/ games room with built in seating and under bench storage and cupboards

Fantastic laundry with built in cupboards and room for deep freezer

Lovely paved patio area, perfect for summer evenings and morning cuppas

Fully fenced rear yard with reticulated lawns and established garden

Full height caravan bay carport with separate water tank and wash down facilities

Double lock up powered garage/shed with automatic roller door access

Attached workshop with access from either the garage or through separate door and roller door

Large chook pen

Solar panels

Security screens

Wide gated access to rear of the property, perfect for maneuvering a Van

Stroll to Rec Center, Narrogin and St Matthews Primary Schools

Brilliant location, a short walk to town center and local amenities

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 1,201.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport
- Floorboards







