



71 Clayton Road, NARROGIN, WA 6312

Comfortable Brick Home on Huge Block!

Welcome to 71 Clayton Road, Narrogin - a neat and tidy brick home with lovely high ceilings and large light filled rooms, set on a generous 2,582* sqm block, offering space, comfort, and exciting future potential.

This well-presented property features a solid brick construction and sits in a convenient location close to schools, shops, and town amenities. With plenty of room to move, garden, or expand, the real standout feature is the opportunity for those looking to secure a large parcel of land for the future.

Whether you're seeking a comfortable home with space to grow or a property with development* upside (STCA), 71 Clayton Road is a smart buy in today's market.

PROPERTY FEATURES

Comfortable 3 bedroom 1-bathroom double brick home

Expansive 2,582*sqm block zoned R12.5

Potential to subdivide* (STCA)

Lovely spacious lounge room with new carpet, cozy wood fire and R/C split system air

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: 300P188947

SALE DETAILS

\$520,000

CONTACT DETAILS

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

Alison Synnot
0418 183 917

conditioning

Formal dining

Wide entry hall with extra built-in storage cupboards

Functional kitchen with ample storage and bench space

Tiled sunroom with direct access to a huge alfresco entertaining area

Alfresco entertaining with concrete floor and ceiling fans overlooking back yard

Spacious king-sized master bedroom with new carpet and ceiling fan

2nd bedroom with new carpet and ceiling fan

3rd bedroom/ sleepout style room with new carpet

Kids playroom or study with new carpet and direct access to sunroom

Neat and tidy bathroom with separate bath and shower

Neat and tidy laundry with separate WC

Hallway linen cupboards

Large older style powered concrete floor shed with double sliding doors

Hybrid Solar system with battery storage

Chook pen

Woodshed

Water tanks for garden

Fully fenced rear yard

Established fruit trees

Convenient location within walking distance to the Recreation Center, town center, Narrogin Primary and St Matthews Primary schools

Excellent investment or lifestyle opportunity

A property with space, value, and potential - don't miss this opportunity, call Ali on 0418 183 917 today to register your interest!

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: Close to Schools, Close to Shops, Heating

- Land Area 2,582.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Floorboards







