



## 40 Callan Way, HILLSIDE, WA 6312

### Come Home to the Life You Love

Be sure not to miss this rare opportunity to buy into such an exclusive address in Callan Way Narrogin. Surely this location exemplifies all of what it means to "Love the Life" with its spacious, elevated 2 hectare block, set amongst other, similar sized, prestige country properties.

The standout feature of this amazing property is the large, comfortable home, nestled amongst extensive parkland style grounds that elevate the mood of the visitor and resident alike.

The home features a wonderful large, open plan living area incorporating the practical kitchen, dining room, living room and lounge areas, with another formal lounge partially separated from the main open area. The home has three good sized bedrooms plus a large study and there are two bathrooms. The home presents generally in good condition and ready for new owners to add their own finishing touch. The home has a dishwasher, ducted evaporative air conditioning and a near new hot water system fitted in 2025. The property is of course connected to mains electricity and scheme water.

Low maintenance landscaping includes a netted orchard section. It has been designed using larger trees and shrubs spaced well apart to maximise the relaxed ambience and minimise maintenance requirements and water use.

There is a below ground pool, recently serviced (pool heating system has been

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**TYPE:** For Sale

**INTERNET ID:** 300P191467

#### SALE DETAILS

**\$750,000**

#### CONTACT DETAILS

**Elders Real Estate**

41 Fairway Street  
NARROGIN, WA  
08 9881 9881

**Jeff Douglas**

0427 425 689

decommissioned) and ready for you to enjoy on those long, balmy autumn evenings. Extensive outdoor paved areas enable sheltered outdoor living and provide easy access to the large, lockup shed (with concrete floor and power connected) situated not too close and not too far from the main house.

This is your opportunity to join the select few who call this sought after part of Narrogin home. Private inspections of this special property should be arranged by contacting Jeff Douglas directly on 0427 425 689.

Other features: Pool, Roller Door Access, Toilet Facilities, Window Treatments

- Land Area 2.0219 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite











