



3 Watt Street, NARROGIN, WA 6312

Federation Elegance with Spectacular Views

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Federation homes of this calibre rarely come to market, making this a unique opportunity to secure a truly special home for you and your family. From the immaculate surrounding gardens to the peaceful, elevated location, it is clear from the moment you arrive that this property has been lovingly cared for and beautifully maintained.

A secure oversized double garage with electric door provides convenient parking, with a large shed with concrete flooring and three-phase power with laneway access, offers an excellent workshop, extra parking or storage space. Wide, elevated verandahs wrap around the front of the home, capturing spectacular views over the valley and providing the perfect place to relax and enjoy the surroundings.

Inside, the home continues to impress with classic Federation features including extra-wide hallways, high ceilings, polished floorboards and four generously sized bedrooms. Ducted reverse-cycle air conditioning ensures year-round comfort throughout.

The master suite is a true retreat, featuring a huge walk-in robe and a spacious ensuite complete with a separate shower, vanity and toilet.

TYPE: For Sale

INTERNET ID: 300P193824

SALE DETAILS

EXPRESSIONS OF INTEREST.

CONTACT DETAILS

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46-48 Federal Street
Narrogin, WA
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Keith Guest
0408 946 130

Towards the rear of the home you will find the stunning open-plan kitchen, dining and living area a space designed for both everyday living and entertaining. The Hampton-style farmhouse kitchen is the centrepiece of the home, showcasing a striking granite island bench with double sink, custom cabinetry with built-in pantry, fridge and microwave recess, stainless dishwasher and a 900mm stainless steel oven and induction cooktop.

Step outside and you will discover that the impressive home is perfectly matched by its outdoor spaces. A beautiful decked pool area with a studio overlooking the pool creates the ultimate entertaining zone. Surrounding this are fully reticulated manicured gardens and lawns, along with multiple shaded entertaining areas where family and friends can gather and enjoy the peaceful setting.

Additional features include:

- 5kW solar system with battery backup
- Two 9,000L water tanks plumbed to the veggie garden
- Fully established and reticulated gardens and lawns
- Large powered shed with three-phase power

This truly is a must-see property and one that rarely comes along. Secure your own piece of Narrogin history and enjoy a remarkable family home for many years to come.

Other features: 3 Phase Power, Close to Schools, Close to Shops, Pool, Prestige Homes

- Land Area 1,351.00 square metre
- Building Area: 475.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite
- Floorboards







