



## 17 Floreat Street, NARROGIN, WA 6312

### PRIME POSITION AND MOVE IN READY!

Positioned on one of Narrogin's most sought-after locations, 17 Floreat Street presents a fantastic opportunity to secure a neat and tidy home with plenty of appeal for homeowners and investors alike.

This solid brick veneer and tin residence offers a well-maintained, welcoming home with plenty of scope to add your own personal touches over time.

Set on an easy-care 984\*sqm block, the property is fully fenced-and features convenient side lane access, adding both functionality and future potential.

Whether you're looking to enter the market, downsize, or expand your investment portfolio, this property ticks all the right boxes with its prime location, low-maintenance block, and solid construction.

Property Features include:

984\* sqm lot

Spacious and light filled carpeted front living room with garden and street outlook

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:** 300P194488

**SALE DETAILS**

**\$480,000**

**CONTACT DETAILS**

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

**Alison Synnot**  
0418 183 917

Open plan kitchen/dining/living with sliding door access to paved undercover patio

Large undercover paved patio area

Functional and neutral toned kitchen with built in pantry, ample storage and bench space and rear patio outlook

3 bedrooms, all with built in robes and carpet

Updated bathroom with large vanity, separate bath and separate shower

Separate WC between bathroom and laundry

Laundry with direct access to paved outdoor area and clothesline

Hallway linen cupboard

Garden shed

Single carport with extra off-street parking

Security screens

Brick veneer and tin construction

Side lane access with double gates for added convenience

Fully fenced rear yard

Well-presented and move-in ready

Located on one of Narrogin's premier streets

Don't miss your chance to secure a quality home in a tightly held location, call Ali on 0418 183 917 today!

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.

- Land Area 984.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single carport







