



## 5 Pitt Street, NARROGIN, WA 6312

### COTTAGE STYLE LIVING IN PREMIUM LOCATION!

Lovingly owned and cared for by one family and proudly offered for the first time, 5 Pitt Street offers the perfect blend of charm, potential and location. Nestled in one of Narrogin's most sought-after pockets, this lovely cottage-style home is set on a generous 1,088\* sqm block and enjoys a picturesque outlook directly across from a beautiful lot with towering trees and an abundance of bird life, creating a peaceful setting to come home to every day.

Step inside and discover the warmth and character that cottage homes are loved for, with inviting living spaces, spacious rooms, high ceilings and plenty of potential to add your own personal touch. Outside, the generous block provides ample room for gardens, entertaining or future improvements (subject to council approval).

Whether you're a first home buyer or simply searching for a home in a premium location, this property presents an outstanding opportunity.

#### Property Features:

Spacious 1,088\*sqm block

**TYPE:** For Sale

**INTERNET ID:** 300P196429

#### SALE DETAILS

**From \$375,000.00**

#### CONTACT DETAILS

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

**Alison Synnot**  
0418 183 917

Neat and tidy, well-maintained home

Good sized living room with front garden outlook

Light filled open plan country style kitchen and dining with parquetry look vinyl flooring, feature Metters wood stove and split system reverse cycle air conditioning

Double sized main bedroom with French doors, garden views, carpet and reverse cycle split system air conditioning

Second double sized bedroom with carpet and reverse cycle split system air conditioning

Third bedroom/study/hobby room to the front of the house with reverse cycle split system air conditioning

Updated bathroom with shower and large vanity providing plenty of storage

Traditional sleep out style laundry with separate WC

Undercover paved patio area with garden outlook

Amazing workshop/shed with concrete floor and phase 3 power, perfect for the home hobbyist

Garden shed

Abundance of fruit trees and established gardens

Large carport/open shed with direct gated access from rear lane way

Solar panels

Fully fenced

Premium, quiet location

Plenty of room to park a caravan

Room to further enhance or expand

Walking distance to town centre

Enjoy the lifestyle and location this charming property has to offer - opportunities in streets like Pitt Street don't last long call Ali on 0418 183 917 today to register your interest!

Buyers, please note, this property is being sold on an 'AS IS' basis, 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: 3 Phase Power

- Land Area 1,088.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single carport







