



## 38 Ensign Street, NARROGIN, WA 6312

### WONDERFUL FAMILY HOME WITH SPACE & CHARACTER

Welcome to 38 Ensign Street, Narrogin - a beautifully presented family home that combines warmth, charm and functionality, all ready for you to move straight in and enjoy.

From the moment you arrive, you'll be impressed by the neat, established gardens and the inviting front verandah - the perfect place to relax with your morning coffee or unwind at the end of the day.

Step inside and discover a bright and welcoming interior filled with character features, including stunning pressed tin ceilings and new carpets throughout, creating a warm and homely atmosphere. Offering five generously sized bedrooms, this home provides plenty of room for the growing family or those simply wanting extra space.

The spacious kitchen is truly the heart of the home, featuring ample bench space, a gas oven, and the added charm of a traditional Waterford combustion stove - ideal for family cooking and entertaining alike.

Two bathrooms cater well for everyone's "me-time" needs. Outside, the home continues to impress with a cosy alfresco area positioned between the home and workshop, creating a fantastic space for entertaining or relaxing. The backyard is beautifully maintained and includes a gazebo area, side access, and a lock-up garage complete with an electric roller door.

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:** 300P197579

#### SALE DETAILS

**OFFERS FROM**  
**\$498,000**

#### CONTACT DETAILS

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

**Keith Guest**  
0408 946 130

This is a fantastic opportunity to secure a spacious, character-filled home with no additional work required.

Features Include:

- 5 good-sized bedrooms
- Beautiful pressed tin ceilings throughout
- New carpets throughout the home
- Spacious kitchen with gas oven & Waterford combustion stove
- 2 functional bathrooms
- Alfresco entertaining area
- Workshop and lock-up garage with electric roller door
- Side access to the rear yard
- Neat, established gardens and gazebo area

This fabulous home in a convenient location is such a rare find and will delight a loving family wanting to settle down comfortably or an astute investor looking to attract great tenants and returns.

Don't miss the chance to make this standout home yours - contact us today to book your private viewing or confirm your attendance at the home open!

- Land Area 1,012.00 square metre
- Building Area: 154.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage





