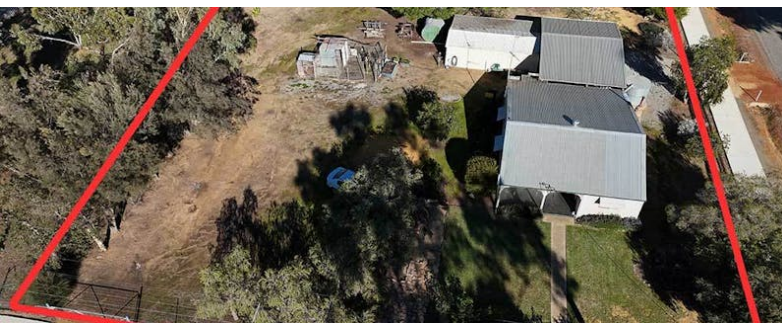




86-88 Williams Street, BROOKTON, WA 6306

Double the Opportunity in the Heart of Brookton!

Packed with country charm and endless potential, this delightful two-bedroom, one-bathroom cottage at 86-88 Williams Street, Brookton offers the perfect blend of comfortable living and exciting future possibilities.

Positioned on a generous 1,012*sqm block, this neat and welcoming home is ideal for first home buyers, small families, downsizers or anyone seeking the relaxed pace of country living. Full of character and surrounded by established gardens, it's ready to enjoy from day one while still offering scope to add your own personal touch.

What truly sets this property apart is the inclusion of an additional, separately titled 1,012*sqm block. Whether you're looking to landbank for the future, build (subject to relevant approvals), expand your outdoor space or simply enjoy the luxury of extra room, opportunities like this are becoming increasingly rare.

Outside, you'll find everything needed for a practical country lifestyle, including a large, powered shed, double carport, garden shed, woodshed, and a chook pen-perfect for those dreaming of a more self-sufficient way of life.

TYPE: For Sale

INTERNET ID: 300P199132

SALE DETAILS

From \$350,000.00

CONTACT DETAILS

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

Alison Synnot
0418 183 917

Property Features:

Charming two-bedroom, one-bathroom cottage

House positioned on a spacious 1,012*sqm block

Additional separate titled 1,012*sqm block included

Total Of 2,024* sqm

Light and bright open plan living/kitchen/dining

Reverse cycle split system to living area

Functional kitchen with gas cooktop and wood burner Metters stove with feature stone chimney

2 good sized bedrooms, both with carpet

Study/hobby room/storage room

Updated bathroom with separate shower, large vanity and separate WC

Tiled, sleep out style laundry with built in cupboards and sliding door access to outdoor area

Undercover patio area with concrete floor

Security screens

Large lockable powered workshop/shed

Double carport

Garden shed and woodshed

Chook pen

Established gardens and trees with plenty of outdoor space

Wide gated and fenced entry to vacant block

Walking distance to town centre

Only 1.4* hours (134* km) drive to Perth

Whether you're searching for your first home, a peaceful country retreat, or an investment with exceptional upside, this unique property offers flexibility, value and plenty of potential.

Don't miss your chance to secure two titles for the one price in the welcoming community of Brookton. Call Ali today on 0418 183 917.

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.

Other features: Roller Door Access

- Land Area 2,024.00 square metres
- Bedrooms: 2
- Bathrooms: 1

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.

- Double carport







