



## 35 Grant Street, NARROGIN

### A FANTASTIC HOME FOR EVERY GENERATION

A home for every generation. It won't matter what age your children are or if you have extended family staying with you, this fun family home will suit everyone. It will be difficult to outgrow this expansive home with 5 bedrooms 2 bathrooms, 3 toilets and 3 living areas.

Not only is this home ideal for your family it is perfect for entertaining guests. Greet your visitors from the foyer entry with polished floor boards and stained glass windows. Welcome them into the living room where wooden glass doors open to a light room with tall windows. Notice how the high ceilings, gorgeous wooden mantle pieces, ceiling roses and picture rails create a warm ambiance throughout the central living zone. Step into the contemporary kitchen with dishwasher and Westinghouse stainless steel oven or chat around a large dining table in front of the slow combustion fire.

It is easy to see how your children's friends will feel comfortable in the 2nd downstairs lounge. This is ideal for a child's play room or a TV/media room. It is close to the study nook and conveniently located towards the rear of the house.

Thoughtful bedroom zoning has placed three bedrooms and the family bathroom upstairs. Ducted evaporative air conditioning and ceiling fans service the upstairs rooms. Downstairs Mum and Dad have a master suite complete with large windows, reverse cycle airconditioning, fan, walk in robe, ensuite and a retreat/office space. The retreat/office is currently used as a guest bedroom.

When two living rooms are not enough, move to the enormous games room/man cave.

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:** 17736968

**SALE DETAILS**

**\$380,000**

**CONTACT DETAILS**

**Elders Real Estate**

41 Fairway Street  
NARROGIN, WA  
08 9881 9881

**Sandra Hortin**

0487 316 906

This is the perfect room for an entertainer. The current owners have enjoyed the versatility of this space where many football grand finals and other big sporting matches have been watched with great mates.

Outdoors the 9 meter x 6 meter shed with power has air conditioning ready to be connected. A patio extends from the shed to a neat landscaped garden with chicken coop, wood shed and a raised vegetable garden. The shed and the back yard can be accessed from the rear lane. Add to this a carport with an entry to the house and a storage shed.

This fantastic family home combines the charm of circa 1945 with contemporary decor in a convenient location near schools and will suit your family for many years to come. Call Sandra 0487316906.

Other features: Built-In Wardrobes, Close to Schools, Secure Parking, Formal Lounge, rear lane access

- Land Area 1019 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Double carport
- Air Conditioning





