



## 18 Hansard St, NARROGIN

### NEW PRICE - Heritage Home With An Unexpected Bonus

The front garden, framed in white roses, welcomes you to this delightful home. From the shaded front porch that takes full advantage of the site's northerly orientation enter through the original wood door. Inside, the entry hall with high ceilings and dado rails passes four large bedrooms. Two of the queen size bedrooms have built in robes and one has a built in study desk. The master bedroom features attractive French doors that lead to an enclosed verandah. Make this your own private retreat or continue to use it as an enormous walk in robe and study. All four main bedrooms have fans and high ceilings. On the way to the main living area pass a small nook with a wall mounted telephone stand indicative of the heritage of this lovely home. The entry hall opens out to a light, open kitchen and living area with large windows and white wooden French doors. A slow combustion heater and reverse cycle air conditioner and high ceilings keep this space warm in winter and cool in summer. From here, stairs lead to a large airconditioned loft in the pitched roof. This is ideal for an extra bedroom, child's play area or guest room. The kitchen has stainless steel appliances, plenty of cupboards, great preparation space and a stainless steel fridge and freezer. The owner has included much of the home's delightful furniture, so move straight in. The living area opens out to a level child-friendly backyard with cubby house and shady trees. The rear of this 1276 metre square lot is divided between a well maintained lawn with garden and a functional work zone. Three phase power is connected to the main garage/shed and there are two smaller garden sheds all with rear lane access. If you have an outdoor entertaining wish list, it will be hard to pass this house by. Set into a long outdoor kitchen bench with cupboards is a stainless steel gas BBQ and wok burner.

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:** 18229447

**SALE DETAILS**

**\$325,000**

**CONTACT DETAILS**

**Elders Real Estate**

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NARROGIN, WA  
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**Sandra Hortin**

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Enjoy long lunches on the covered decking and enjoy the cool southerly summer breeze in the evening. Add to all of this, furniture to make is easy to move straight in.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden, Three phase power, NBN connected

- Land Area 1276 square metres
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 5
- Single garage
- Single carport
- Air Conditioning







