

**16 Eliot Street, Pingelly, WA 6308**

**CENTURY 21**

**House For Sale**

Friday, 14 June 2024

**16 Eliot Street, Pingelly, WA 6308**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1214 m2**

**Type: House**



Josh Brockhurst  
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**From \$289,000**

Discover your perfect escape in the heart of picturesque Pingelly! This charming 3-bedroom, 1-bathroom home is nestled on a generous 1,214 sqm block, offering ample space and comfort for your family. Situated within a leisurely stroll from Pingelly Primary School and the Town Centre, this home is perfect for those seeking a peaceful change of pace without sacrificing convenience. Step inside to a bright and airy living space bathed in natural light. The large lounge room, adorned with wood-look vinyl flooring and split system air conditioning, provides a cosy retreat, boasting a lovely outlook through the front windows. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for family gatherings and entertaining guests. The sun-filled kitchen features timber cabinetry, a built-in pantry, and an electric cooker, making meal prep a joy. The generously sized bedrooms offer plush carpeting underfoot, ensuring a comfortable night's rest. The fully-serviced bathroom includes an enclosed shower, a full-sized bath, and a vanity, complemented by a separate toilet accessible from the laundry.

**Key Features:**

- Easy walk to Pingelly Primary School and Town Centre
- Bright and airy family home with abundant natural light and split system air conditioner
- Large lounge room enjoys a gorgeous outlook through the front windows
- Wood-look vinyl flooring and split system air conditioning in the lounge
- Open-plan kitchen and dining area for easy living and entertaining
- Sun-filled kitchen with timber cabinetry, built-in pantry, and electric cooker
- Generously sized bedrooms with plush carpet
- Fully-serviced bathroom with enclosed shower, full-sized bath, and vanity
- Separate toilet accessible from the laundry
- Undercover patio alfresco, paved for easy upkeep
- Freestanding garage workshop with concrete floor and drive-through access
- Park up to 2 cars in the garage
- Plenty of additional parking available in the driveway
- Great-sized backyard with laneway access from the rear

Outside, you'll find a wonderful undercover patio alfresco area off the dining room, perfect for enjoying outdoor meals or relaxing with a book. The backyard offers plenty of space for kids to play, with laneway access from the rear adding extra convenience. The freestanding garage workshop with power and drive-through access is a handyman's dream, providing space to park up to two cars and ample room for projects. This home is ideally positioned just a 15-minute drive from Brookton and 35 minutes from Narrogin, making it easy to explore nearby towns while enjoying the serenity of Pingelly. Whether you're looking for a family home or a peaceful retreat, this property offers the perfect blend of comfort, convenience, and country charm. Don't miss out on this fantastic opportunity to make it your own!

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**  
Council Rates: \$400.00 per qtr  
Water Rates: \$416.03 per qtr  
Block Size: 1,214 sqm  
Living Area: 100 sqm approx.  
Zoning: R12.5/25  
Build Year: 1979  
 Dwelling Type: House  
Floor Plan: Not Available

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