

171 NARROGIN ROAD, Williams, WA 6391



Sold House

Wednesday, 22 May 2024

171 NARROGIN ROAD, Williams, WA 6391

Bedrooms: 3

Bathrooms: 1

Parkings: 14

Area: 4000 m2

Type: House

Contact agent

Very comfortable passive solar home, designed for convenient modern living. • Solid, steel frame construction • Well insulated, passive solar design • 6kW solar system • Reverse-cycle air conditioner • Built in 2012 • 3 bedroom plus study • 1 bathroom • 1 toilet • Second toilet/powder room • Spacious, open plan living • Remote garage adjacent to house • 12m x 6m powered colorbond workshop/shed • Second remote garage for parking in the 12m x 6m workshop/shed • Third lock-up garage space for trailer, plus open-front undercover bay for caravan • 4x4m garden shed • Fully reticulated vegetable garden • Fruit trees: olive, pear, lemon, mandarin • Dishwasher • Property consists of two separate titles • Sweeping views of surrounding countryside • Close to amenities • Friendly, progressive community • 160km to Perth • Shire rates: \$1,752.52 for 2023/24 • Water rates approx. \$260.00 p/a Welcome to this remarkable property – you'll feel at home as soon as you arrive. Step into the spacious outdoor entertainment area with inviting charm – and enjoy living in fly- and mosquito- free comfort all year round. Take in the sweeping views while you dine outside with family and friends. The thoughtfully designed layout lets you drive into the remote controlled garage adjoining the house, to unload your vehicle under cover in any weather; pop your shopping straight into the kitchen! Inside this smartly designed home, stay comfortable in any season, with the modern reverse-cycle air conditioner – powered by a generous 6kW solar system – and still enjoy the low power bills. The generous 12 x 6m shed/garage/workshop, well lit and connected to power, offers many choices of use: additional vehicle parking, secure storage, spacious work area – limited only by your imagination. For all your garden needs there is a separate, smaller shed in a more central location: The veggie patch. Set in nature on a huge 4,000 square metre property, yet walking distance to amenities, you'll have the best of both worlds – space AND convenience. This property consists of 2 adjacent 2,000m² titles – no need to subdivide if you want to develop! In the meantime, enjoy masses of space with dual access driveway and endless possibilities (171 {Lot 1206} Narrogin Rd has 2,023m², and 46 {Lot 1205} Lavender St has 2,124m²). Williams is led by a progressive Shire council, with a community that has heaps to offer for all ages: sports, music, arts, volunteer organisations and more. Those who seek involvement will never be bored! This is a rare opportunity to acquire a property with huge appeal, offering great location, practical living design, and warmth of character. In today's housing market, be quick to arrange a viewing to secure this exceptional residence.