

**61 Falcon Street, Narrogin, WA 6312**

**CENTURY 21**

**House For Sale**

Thursday, 13 June 2024

61 Falcon Street, Narrogin, WA 6312

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1214 m2**

**Type: House**



Josh Brockhurst  
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## EXPRESS SALE

This charming 1928 character home in Narrogin offers the ideal blend of period charisma and contemporary convenience. Nestled on a generous 1,214 sqm block, this 4-bedroom, plus study, 1-bathroom (with 2 toilets) property is ideal for families looking for space, charm, and close proximity to two excellent schools, hospitals and the vibrant Narrogin Town Centre. Step inside and be greeted by a wide hallway adorned with polished Jarrah floors and high ceilings, setting the tone for the character filled home that follows. The floor plan features multiple living areas, including a formal lounge with a built-in wood fire with timber mantle and a reverse cycle air-conditioner, a separate dining room, and a sunken living room that opens to the backyard through sliding doors. The galley-style kitchen boasts timber cabinetry, a twin sink, and ample storage, making it a chef's delight. The spacious master bedroom, offers a cosy retreat. Bedrooms 2 and 3 are both generously sized and each enjoy access to the study via dual French doors. Bedroom 4 is tucked away, off the study. If you don't need the extra bedroom, this versatile space could easily transform into a nursery or even a walk-in robe for bedroom 3, whatever your heart desires, really.

**FEATURES:**

- \* Wide hallway with polished Jarrah floors and high ceilings
- \* Multiple living rooms: formal lounge, separate dining, and living room
- \* Built-in wood fire with timber mantle in formal lounge
- \* Galley-style kitchen with timber cabinetry and twin sink
- \* Spacious master bedroom, approx 4m x 5m
- \* Queen-sized bedrooms 2 and 3,
- \* Bedrooms 1 and 3 accessing the 4th bedroom study/activity room
- \* Family bathroom with bathtub, enclosed shower, and pedestal basin
- \* Polished timber floors in entry, formal lounge, and four bedrooms
- \* Reverse cycle air conditioning in living areas
- \* Single carport and 7 solar panels with inverter
- \* Timber decked verandah at the front
- \* Spacious backyard with established gardens, chook run, and duck run
- \* Covered patio with garden views, outdoor laundry, and tool shed
- \* 500-litre rainwater tank and double garage accessed from rear laneway

Outside, the spacious backyard is a gardener's dream, featuring beautifully established gardens, a chook run, and a duck run. The covered patio is perfect for relaxing and enjoying views of the lush greenery. Practical features include an outdoor laundry, a separate tool shed, a 500-litre rainwater tank, and a double garage with rear lane access. Located within walking distance to Narrogin Primary, St Matthews School, and Narrogin Health Service, this home ensures easy access to daily essentials. The Narrogin Town Centre is just moments away, and Narrogin High School and the highly regarded Narrogin Agricultural College are a short drive away. This delightful home is ready to welcome its new family – could it be yours?

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

**PROPERTY INFORMATION**  
Council Rates: Not Available  
Water Rates: \$416.03 per qtr  
Block Size: 1,214 sqm  
Zoning: R12.5  
Build Year: 1928  
 Dwelling Type: House  
Floor Plan: Not Available

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