

**75 Herald Street, Narrogin, WA 6312**

**CENTURY 21**

**Sold House**

Saturday, 2 March 2024

75 Herald Street, Narrogin, WA 6312

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1214 m2**

**Type: House**



Josh Brockhurst  
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**\$345,000**

Nestled just east of the CBD, this picturesque 4-bedroom, 2-bathroom home exudes warmth and character, boasting a captivating blend of brick and metal roof architecture. Situated on a spacious 1,214sqm block, this residence beckons families seeking a serene tree change without compromising on urban convenience. Perfectly positioned, it backs onto Narrogin Senior High School, offering a seamless transition for families with school-aged children, while also being within a leisurely 5-10 minute walk of East Narrogin Primary School. Step inside and be embraced by the timeless allure of this lovingly maintained abode. With ample space to accommodate growing families, the home showcases three distinct living areas, 2 inviting wood fires and four generously proportioned bedrooms. The formal lounge sets a serene tone, offering a peaceful retreat to unwind with a good book and a cup of tea. The heart of the home unfolds into an open-plan kitchen and dining area, adorned with polished slate floors and bathed in the glow of a cosy wood fire surrounded by a stone mantelpiece, a real conversation piece in the centre of this home. Adjacent to the dining space, an enclosed patio games room beckons, providing a perfect spot to enjoy leisurely afternoons with loved ones while gazing out at the lush backyard oasis. Speaking of the backyard, prepare to be enchanted by its inviting ambiance, tailor-made for hosting memorable gatherings and summer soirées. The timber gazebo exudes rustic charm, offering a delightful sanctuary for guests to unwind as you fire up the BBQ and create lasting memories under the sun-dappled sky. With charming pathways, quaint garden beds and ample space for kids and pets to frolic, this outdoor haven is sure to be the heart of your new home. For the practical-minded, rest assured that this property offers ample parking with a double carport at the front, along with a separate single carport attached to a generously proportioned shed. Whether you envision it as a storage haven or a workshop retreat, this versatile space caters to your every need. Seize the opportunity to embrace the quintessential charm of Narrogin living, where the tranquillity of a picturesque town meets the convenience of urban amenities. Your new chapter awaits in this inviting sanctuary, where every corner whispers tales of warmth, comfort, and endless possibilities.

**FEATURES:**

- \* Formal lounge offering cosy carpet, charming stone fireplace and reverse cycle air conditioning.
- \* Spacious, timber kitchen offering plenty of storage space, dishwasher and twin sinks.
- \* Ceiling fans feature in the formal lounge and open plan kitchen/dining.
- \* Tastefully enclosed patio/games room complete with cosy wood-fire heater.
- \* Light-filled master bedroom equipped with a built-in robe, ceiling fan and private ensuite.
- \* Master ensuite is fully tiled and features a glass enclosed shower, toilet and vanity.
- \* Ceiling fans can be enjoyed in the secondary bedrooms.
- \* Generous family bathroom also offering an enclosed shower, toilet and vanity.
- \* Character filled timber gazebo finished with low maintenance paving.
- \* Beautifully established gardens to the front and rear of the home.
- \* Gated access to a bush track at the rear of the property providing an easy walk to Narrogin SHS
- \* Large shed with single carport lean to.
- \* Double carport parking available at the front of the property.

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

**PROPERTY INFORMATION**

Council Rates: \$492.81 per qtr  
Water Rates: \$93.93 per qtr  
Block Size: 1,214 sqm  
Living Area: 220 sqm approx.  
Zoning: R12.5  
Build Year: 1981  
Dwelling Type: House  
Floor Plan: Not Available  
Rent per week: \$390.00 per week  
Lease: Periodic

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