

**93 Rowan Street, Derby, WA 6728**



**House For Sale**

Sunday, 5 November 2023

93 Rowan Street, Derby, WA 6728

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1424 m2**

**Type: House**



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## Awaiting Price Guide

Stunning Boab trees line the front fence of this quaint 3 bedroom, 2 bathroom home set on an outstanding 1424m<sup>2</sup> block with full sunset marsh views. Step up to the front verandah which is lined with decorative wrought iron balustrade. This opens into the main dining and kitchen area. The kitchen has had a renovation, and has ample storage with additional overhead cupboards and proves to be the heart of the home. From the kitchen area you can step through double sliding French style doors into the huge formal lounge room... there is another access way from this room to the bedrooms, with a range of storage options through the hallways. This is a large home, and you should view the floorplan to really appreciate the layout. The 3 bedrooms are all super sized with built in robes, the master has an ensuite. A home theatre or children's activity area is a bonus room, and again, a super sized space. Features include: \* 3 Bedrooms \* 2 Bathrooms \* Renovators Dream \* Front Verandah with sunset views \* Large living and dining \* Theatre room \* Ample inbuilt storage \* Window treatments \* Cyclone screens \* Ceiling fans throughout \* Fully airconditioned \* Large undercover patio area \* Fully fenced \* Extensive lawn areas \* Ample parking \* Shed \* Quiet street \* Development Potential. With an Rcode of 15 over a 1424m<sup>2</sup> block you can divide this property in two for a future subdivision \*subject to Shire Approval. Enquire today with Tamyla Strahan on 0427 91 91 91 [broome@belleproperty.com](mailto:broome@belleproperty.com)