



FOR SALE

COME HOME TO A PLACE OF ABUNDANCE...

The peaceful town of Narrikup (meaning Place of Abundance) is situated roughly 20 km from Mt Barker and only 33 km north of Albany off the Albany Highway, so within easy driving distance to town. It has a population of around 515 people, and boasts an 8 metre high cricket bat as a tourist attraction – a sight to behold!

Driving past, it's impossible not to notice this immaculate home and spectacular gardens. A paved under-roof patio leads up to the front door.

Enter and your formal carpeted lounge is on the left. Complete with a ceiling rose, massive TV and separated from the hallway by an archway.

Straight ahead is the open plan dining/kitchen area with a lovely fire place that keeps the whole house cosy in winter plus an air conditioner to keep the temperature just right in summer. There is direct entry to an informal undercover patio from the dining area.

The kitchen overlooks the backyard and has a massive pantry plus loads of cupboards and bench space. The electric stove and gas hob is only 18 months old and in an "as new" condition. There's space for your big fridge/freezer on the side too.

Past the kitchen is a large office area that connects to a gorgeous enclosed veranda/sleep out, facing the back garden. This informal lounge boasts large windows, jarrah floorboards and big glass sliding doors to the undercover open back patio.

To the left of the office is the main en suite, cleverly separate from the other bedrooms. It is king size with bi robes on both sides of the entry to the bathroom. The modern bathroom consists of a shower, toilet and basin and is fresh and light.

The other bedrooms and bathroom entry is to the right of the dining area. Open the separating door and the first queen/king size bedroom with BIR's is on your right looking over the beautiful front patio and garden. Opposite this room is a large laundry (a bonus double brick construction the same as all the other wet areas in the house) and a separate water closet. The full bathroom with its dove blue tiles and big window is light and fresh and services this area.

The third bedroom is queen size with a study/computer nook and there's a deep linen cupboard

3 BED | 2 BATH | 2 CAR

PRICE:
\$365,000

OPEN FOR INSPECTION:
N/A



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