

**31-33 Boddington Street, Wagin, WA 6315**



**House For Sale**

Tuesday, 7 January 2025

31-33 Boddington Street, Wagin, WA 6315

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2024 m2**

**Type: House**



Ron Meier

0400507678

**\$369,000**

Welcome to your dream home! Nestled in the heart of Wagin, this delightful 3-bedroom, 1-bathroom residence offers a perfect blend of comfort, space, and potential. Set on a generous 2024 sqm block, this property is ideal for families seeking room to grow or those looking to enjoy a serene lifestyle surrounded by nature.- **\*\*Spacious Living Areas:\*\*** As you step inside the front of this home you will appreciate the high quality of the home. Entering the home through the formal living area, with polished floor boards, this room provides an ideal space to relax looking out the large front window. The open layout flows seamlessly into the dining area and sunken games room, creating an ideal space for entertaining. With ducted Evap airconditioning throughout and R/C Split in sunken family room, combined with the wood fire ensures you will be comfortable all year round.- **\*\*Functional Kitchen:\*\*** The well-appointed kitchen is designed for convenience, featuring ample cupboard space and easy access to the dining room, making meal preparation a breeze. The newly renovated kitchen is fitted with high quality appliances such as Induction cooktop, Integrated rangehood, Duo oven with airfryer function and cool touch doors. Underbench 2 phase water filter and built in Bosch dishwasher combined with the good sized butlers pantry, this kitchen has everything you need to cook up a storm.- **\*\*Comfortable Bedrooms:\*\*** This home boasts three generously sized bedrooms, each offering plenty of natural light and built in robes. The layout ensures privacy and comfort for all family members.- **\*\*Modern Bathroom:\*\*** The stylish bathroom features a relaxing bathtub and separate shower, perfect for unwinding after a long day. With the newly installed Heat Pump Hotwater system there is enough water for the whole family.- **\*\*Outdoor Oasis:\*\*** Step outside to your expansive backyard with plenty of outdoor entertainment area. Whether you envision a vibrant garden, a play area for the kids, or a tranquil retreat, the possibilities are endless. With a below ground mineral pool and patio area this property is ideal for alfresco dining and family entertaining.\*\* The powered workshop and carport gives plenty of space for the handyman.- **\*\*Prime Location:\*\*** Situated on a quiet street in a sought after area of Wagin, this property offers a peaceful retreat while being conveniently located near local amenities, schools, and parks. With a price guide of \$369000, this property presents an excellent opportunity for first-time buyers, or families. Don't miss your chance to own this charming home with endless possibilities. Schedule a viewing today and experience the warmth and potential of 31-33 Boddington Street for yourself!