



## 78 Richardson Street, KATANNING, WA 6317

### 1915 Character Home on Large Corner Block

Step into a piece of history with this solid brick and iron home dating back to 1915. Situated on a large corner block, it is fully fenced offering privacy and security. It has a traditional veranda at the front of the home with the front door opening into a wide hallway. The first thing noticed is the lovely high ceilings. Two bedrooms are to the left of the hallway and the living and dining areas to the right. The dining room has a tile fire for the winter comfort while the lounge, kitchen and 2 bedrooms have reverse cycle air conditioners to provide climate control all year round.

The kitchen is a galley style kitchen that is connected to the dining room. At the rear of the home is the third and fourth bedrooms, bathroom, laundry, and a general purpose room. The home has a blend of character polished floor boards and carpet covered concrete floors.

Outside the home there are plenty of other features that include a greenhouse, a wood storage area, and a large shed that is powered with a concrete floor. Off to the side of the shed is a storage room and a lean to for parking a vehicle.

With all of this, there is still plenty of room for the kids or pets to play.

There are some incomplete renovations to the rear of the home that provide the opportunity to enhance the property even more. With limited supply of homes available in Katanning, do not pass up the opportunity to investigate this one.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P105653

#### SALE DETAILS

**\$350000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Ian Hanna**

0427 215 076

To arrange your own private inspection, or to make an offer, call the exclusive agent Ian Hanna on 0427215076.

Other features: Carpeted

- Land Area 1,214.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1
- Single carport
- Floorboards









