



6 Claude Street, KATANNING, WA 6317

Centrally Located Character Cottage

Perfectly positioned within walking distance to shops, cafes, TAFE, and Woolworths, this charming 1920s cottage offers both convenience and timeless appeal. Set on an easy-care 662m² block with plenty of off street parking available..

Boasting classic features such as soaring high ceilings, plush carpet throughout, and security screens on all windows and doors, this property combines period charm with modern comfort. The home includes two spacious double bedrooms, a formal lounge equipped with reverse cycle air conditioning, a separate dining room, and a well-appointed kitchen with generous bench space and storage.

Additional features include:

Two toilets for added convenience

Three-bay shed with convenient side access

Outdoor entertaining area complete with a pool table â## included with the home

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: 300P152277

SALE DETAILS

\$319,000

CONTACT DETAILS

Katanning

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KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

Located directly across from Home Hardware, this home is ideal for garden and DIY enthusiasts. With local amenities such as cafes, hairdressers, and essential services just a short stroll away, the location is second to none.

Whether you're a first-home buyer looking for a property with charm and convenience or an investor seeking a low-maintenance addition to your portfolio, this property ticks all the boxes.

Contact Exclusive Selling Agent Suzie Perrin on 0438 545 265 to arrange your private viewing today.

- Land Area 662.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- 3 car carport





