



58 Annie Street, KATANNING, WA 6317

PRIVACY ASSURED ON A LARGE 1,145sqm BLOCK

This beautifully maintained 3 bedroom character home offers the perfect blend of space and privacy, making it an outstanding choice for retirees, downsizers, or buyers seeking a relaxed lifestyle with room to move.

Set on a substantial and very private 1,145sqm block, this immaculately presented home is ready for its next owners to simply move in and enjoy. Full of warmth and charm, the home retains delightful character features from a bygone era, including soaring 12-foot ceilings that enhance the sense of space and natural light throughout.

Inside, the home offers generous living areas, creating plenty of room to relax or entertain. Two of the bedrooms include built-in robes, while ceiling fans and a large reverse cycle air conditioner together with a cosy tile fire provide the perfect combination for every season.

Outdoors is where this property truly shines. The expansive undercover entertaining area is ideal for family gatherings, weekend barbecues, or simply enjoying the peaceful garden surrounds in complete privacy. High rendered walls and established lush gardens create a secure and tranquil setting rarely found.

TYPE: For Sale

INTERNET ID: 300P162358

SALE DETAILS

\$569,000

CONTACT DETAILS

Katanning

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For retirees with a caravan, trailer, boat, or additional vehicles, the rear lane access is a major advantage. The impressive approximately 8m x 9m powered shed/garage provides excellent workshop and storage space, while additional side access and a separate garden shed with lean-to add further versatility.

Adding even more appeal, solar panels help keep electricity costs low, and the property has previously operated as a highly successful short-term rental with turnover exceeding \$30,000 annually.

A quality lifestyle property offering comfort, privacy, and exceptional practicality in one complete package. For your chance to view this lovely property call Exclusive Selling Agent Suzie Perrin Perrin today on 0438 545 265.

- Land Area 1,145.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 4 car carport







