



## 75 Beaufort Street, KATANNING, WA 6317

**New to Market – Solid Brick Home with Endless Potential - UNDER OFFER BY SUZIE PERRIN**

Built in 1940 and set on a generous 850sqm block, this solid brick home is ideally located in the heart of town, within walking distance to Woolworths and other local amenities, with the added bonus of rear lane access.

The home offers high ceilings and a practical layout, providing an excellent foundation for renovation. The lounge room features a split system air conditioner, while the large kitchen offers plenty of space to renovate and add value.

There are three main bedrooms, with two spacious bedrooms located at the front of the home and a third at the rear. In addition, there are two extra rooms that could easily be utilised as bedrooms four and five, a home office or additional living space, making this a flexible option for growing families or investors.

Outside, the large backyard provides ample room for a shed or further improvements, with rear lane access adding convenience. The property also includes a carport, a storeroom in the original laundry, a solar hot water system, and a rainwater tank.

While the home does require work, it presents an ideal renovation opportunity in a

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**TYPE:** Under Contract

**INTERNET ID:** 300P165168

**SALE DETAILS**

**\$375,000**

**CONTACT DETAILS**

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

highly convenient location. Whether you're an investor, renovator or buyer looking to create your own home, this property offers strong potential.

Call Exclusive Selling Agent Suzie Perrin on 0438 545 265 to snap up this renovators delight.

- Land Area 850.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport













