



## Katanning-Nyabing Road, KATANNING, WA 6317

RARE 3221sqm BLOCK

**3,221.00 square metres,**

Rarely does land of this size and potential become available in Katanning. Whether you're a savvy investor looking to land bank or dreaming of building on a larger residential block, this property is not to be missed.

Positioned on a substantial parcel with an impressive 49-metre frontage facing the Katanning-Nyabing Road, this block offers exceptional exposure and flexibility. It is zoned Residential R50, providing excellent development potential for those looking toward the future.

### Key Features:

Expansive block with public open space on one boundary

Flanked by two solid brick residences, offering a well-established setting

**TYPE:** For Sale

**INTERNET ID:** 300P183766

### SALE DETAILS

**\$149,000**

### CONTACT DETAILS

**Katanning**  
131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

Zoned R50 â## ideal for potential multi-dwelling development (STSA)

Excellent land banking opportunity in a fast-growing regional centre

Located in a sought-after area with easy access to town amenities

With the Ausgold mine project on the horizon and Katanning continuing to grow as a WA Super Town, the timing couldn't be better to invest in this vibrant and progressive community.

Secure your slice of Katanning today â## contact Exclusive Selling Agent Suzie Perrin on 0438 545 265.

Approximate rates:

Water \$925

Shire \$1376

- Land Area 3,221.00 square metres







