



## 32 Bennett Street, DUMBLEYUNG, WA 6350

### CHARMING COTTAGE ON A SPACIOUS 1012 SQM

If you are looking for character, space with beautiful wood floors this country cottage is set on an expansive 1,012sqm block in an elevated position at the top of town. Whether you're a first home buyer, investor, or downsizer seeking simplicity and space, this property offers unbeatable value.

#### Features You'll Love:

Re-clad exterior with insulated ceilings for year-round comfort

Gorgeous polished timber floorboards throughout

3 well-sized bedrooms, central bathroom, separate toilet & laundry

Open-plan kitchen, dining, and lounge â## perfect for modern living

Comfort all year round with air conditioning and a cozy wood fire

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:** 300P184242

#### SALE DETAILS

**\$249,000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

Rainwater tank and plenty of room to garden or expand

Large garage/workshop â## ideal for tradies, tinkers, or extra storage

A Genuine Gem at the Top of Town call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to secure this idyllic country cottage.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1









