



7 Urban Street, WAGIN, WA 6315

CHARMING 3 BEDROOM PLUS STUDY HOME - SOLD BY SUZIE PERRIN

This well maintained 3 bedroom, 1 bathroom x 2 toilet - fibro cement-clad home with an iron roof is an absolute delight. Just two streets back from the centre of town, it combines timeless charm with modern comfort and convenience.

Beyond the classic white picket fence, this property sits on a quiet, tree-lined street and immediately impresses with its full-length front verandah - perfect for relaxing and watching the world go by.

Ideal for first homebuyers, retirees or those seeking a low-maintenance lifestyle, the property also caters perfectly to caravan enthusiasts with side yard access and ample space to park a trailer or caravan.

Step inside and discover a spacious and welcoming home. The large lounge room flows through to the dining area and then into the well-designed kitchen, complete with a breakfast bar and modern kitchen. The kitchen also connects via a sliding door to the garage creating a perfect shoppers entry. The garage has a ramp along with a remote controlled door and parking for two cars.

TYPE: Under Contract

INTERNET ID: 300P184625

SALE DETAILS

\$279,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

There are three bedrooms plus a study offering flexibility for families, guests, or a home office, sewing room.

At the rear, the home opens up to a fully enclosed, full-length patio - ideal for year-round outdoor living. The backyard also includes a powered workshop, extensive paving, mature fruit trees, and purpose-built bird aviaries for the enthusiast.

Additional features include:

14 Solar Panels

Split System Air Con in Dining room & Bedroom

Ceiling fans

Gas Bayonet Point with Heater in Dining Room

Plenty of Linen Storage

Located just 230 km from Armadale, Wagin is a thriving, fully serviced agricultural town with a strong sense of community. Local amenities include a Swimming pool, Recreation and shopping facilities, Medical Centre with Regional Hospital, and both Primary and High schools.

This is a rare opportunity to secure a character-filled home in a peaceful, well-established neighborhood call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to secure this lovely property.

- Land Area 921.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







