



14 Leonora Street, WAGIN, WA 6315

SPREAD YOUR WINGS ON 2362 sqm CORNER BLOCK - UNDER OFFER BY SUZIE PERRIN

Own your own home in a prime location in the vibrant town of Wagin, located just 225 km south-east of Perth along the Great Southern Highway, between Narrogin and Katanning. Renowned for hosting Woolarama, WA's premier Agricultural event, Wagin offers a welcoming community with all essential amenities.

This solid 4-bedroom, 1-bathroom brick and tile home is yearning for a new family as it quiet simply has so much to offer. The home features a modern kitchen with breakfast bar/nook, bright sunroom extension, and spacious lounge that create a warm and inviting atmosphere. Large windows throughout allow for plenty of natural light, enhancing the home's appeal.

The modern kitchen is well-equipped with ample storage, generous bench space - stainless steel appliances and deluxe Belling Double oven - perfect for family meals or entertaining guests. All four bedrooms are generous in size, with the master offering easy access to the main bathroom. A separate toilet and laundry add to the functionality of the home.

Step outside and enjoy the expansive 2362m² corner block, complete with both rear lane and handy side access. The backyard is ideal for country living, boasting a

TYPE: Under Contract

INTERNET ID: 300P185265

SALE DETAILS

Offers From \$379,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

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.

covered and enclosed orchard full of fruit trees to enjoy, a chicken coop and free-range chook run, and a protected vegetable garden enclosure.

Additional features include:

Single lock-up garage, double carport

Workshop for extra storage

9 Solar Panels to save on electricity

Ducted Evapoartive Air Con

Two Toilets

Split system, new double blinds and reflective film to sunroom

Energy efficient Heat Pump Hot Water System

Rainwater tank

Don't miss this rare opportunity to secure a solid, spacious family home in a quiet location. Call Exclusive Selling Agent Suzie Perrin today to ensure you don't miss out on 0438 545 265.

- Land Area 2,362.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Double carport







