



6 Kobeelya Avenue, KATANNING, WA 6317

FIRST TIME OFFERED ON LARGE 1538 SQM PARCEL - UNDER OFFER BY SUZIE PERRIN

It is a pleasure to present this beautifully maintained 4 bedroom plus study home, offering generous space, timeless design, and unbeatable functionality for families, entertainers, or retirees. Built in 1973, this solid brick and tile residence has been lovingly cared for, with all maintenance kept up to date making it perfect to just move in and enjoy.

Step inside and discover a flexible floorplan featuring:

Four generous bedrooms, plus a separate study â## perfect for remote work or a hobby room

A spacious games room with a built-in bar â## ideal for entertaining friends or hosting family events

A central kitchen that flows seamlessly into the living areas, with plenty of bench space

Ceiling fans and two split system air conditioners for year-round comfort

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: Under Contract

INTERNET ID: 300P185464

SALE DETAILS

\$569,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

Built-in storage throughout, ensuring there's a place for everything

Internal store room perfect for the deep freezer / clothes drier

Outside, the low-maintenance yard is both functional and private

Private courtyard entry leading to the double remote garage

Solid brick and tile workshop â## perfect for the handyman or extra storage

Rear lane access to the backyard, ideal for caravans, trailers or extra parking

Established fruit trees, rainwater tank, and three reticulation stations

Fully insulated and equipped with a new electric hot water system

Whether you're a growing family needing space, or a retiree looking for a secure lock-up-and-leave property with room for the caravan, this home ticks all the boxes.

Don't miss the chance to secure a quality-built home with so much to offer â## call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to inspect this immaculate home.

****Approximate Shire Rates - \$2,335 per annum****

- Land Area 1,538.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage







