



## 23 Synnott Avenue, KATANNING, WA 6317

### IDEAL INVESTMENT / FIRST HOMEBUYER

Neat and tidy three bedroom 1 bathroom home ideally positioned directly opposite public open space - giving you a lovely outlook and the feeling of space. Enjoy the lifestyle benefits of nearby scenic walkways, a picturesque lake teeming with birdlife, and a dedicated dog-friendly area-perfect for outdoor lovers at the popular Piesse Lake Development.

Step inside to a welcoming open-plan living space where the modern kitchen flows effortlessly into the heart of the home. A wood fire creates a warm atmosphere during cooler months, while split-system air conditioning ensures comfort all year round. Freshly painted interiors and brand-new floor coverings add a bright, refreshed feel throughout.

The bathroom offers a touch of luxury with its relaxing spa bath-perfect for unwinding after a long day.

With secure fencing at both the front and rear, plus the added convenience of a workshop / garage, the yard is ideal for pets and children alike.

**TYPE:** For Sale

**INTERNET ID:** 300P185657

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**

0438 545 265

Whether you are looking for your first home, low maintenance investment property or to downsize this property presents an excellent opportunity for buyers looking to move straight in and enjoy.

For your chance to secure this home today call Exclusive Selling Agent Suzie Perrin on 0438 545 265.

- Land Area 807.00 square metres
- Bedrooms: 3
- Bathrooms: 1





