



24 Adam Street, KATANNING, WA 6317

A Timeless Character Home with Modern Comforts

Built in 1936 this charming character cottage has had thoughtful additions between 1983 and 1986 which have expanded the home to include three bedrooms and two bathrooms, with the laundry conveniently located in the master bathroom.

Step inside to discover original wood floors in the lounge and formal dining areas, alongside a classic tiled fireplace complete with a fan-truе hallmarks of a bygone era. The spacious kitchen boasts a brand-new dishwasher, sleek black five-burner hob, electric oven, ample cabinetry, and a built-in pantry. For those who appreciate nostalgia, the original Rayburn oven and a ceiling-mounted pulley clothesline remain iconic features that blend history with function.

The home's high ceilings and central breezeway naturally keep it cool during warm summer months. Recent upgrades include all-new electrical wiring completed in 2017, and fresh carpeting in the kitchen, dining area, and rear bedroom/office.

Outside, the 1265 sqm block showcases over 30 years of permaculture-inspired gardening, with organically grown apples, peaches, pears, almonds, rosemary, and a majestic olive tree enriching the landscape. The yard is thoughtfully divided into a patio, lawn, and built-in barbecue area-ideal for entertaining or relaxing.

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: 300P185818

SALE DETAILS

\$469,000

CONTACT DETAILS

Katanning

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Suzie Perrin
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Beyond the gates, a large 30x15 ft below-ground swimming pool with custom steps awaits restoration (note: liner tear and sand filter require attention, including power reconnection). Rear lane access and extra undercover parking in a single-bay shed complete this truly versatile property.

If you've been dreaming of retiring to a serene country cottage filled with character and comfort, 24 Adam Street, Katanning is the perfect place to call home.

Contact Exclusive Selling Agent Suzie Perrin on 0438 545 265 to arrange your viewing today.

###Please note some of the photos with furniture in were taken less than 6 months ago the property.

- Land Area 1,265.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Double carport







