



## 1 Charles Street, WAGIN, WA 6315

### IMPECCABLY PRESENTED - LOADED WITH LUXURY

Set on a sprawling 1,429 sqm (approx.) elevated lot in a sought-after location, this stunning 3 bedroom, 1 bathroom residence offers the perfect blend of space, style, and sophistication - absolutely nothing to do but move in and enjoy.

From the moment you step inside, you'll appreciate the flawless attention to detail and quality craftsmanship throughout. The home is drenched in natural light, showcasing the sleek, modern aesthetic that flows seamlessly from room to room. The gourmet kitchen is a chef's dream, featuring a deluxe 900mm Beko oven and cooktop, dishwasher, abundant bench space, and a beautifully appointed butler's pantry offering extra storage with a small bar fridge conveniently located behind a modern barn door.

Each bedroom is generously proportioned with faultless presentation along with built-in robe to the generous master bedroom - which is currently being utilized as a media entertainment room. The bathroom has been fully renovated to the highest standards, boasting stylish fixtures, alongside a separate WC and a large linen cupboard.

Step outside and be captivated by the expansive undercover alfresco area and decked entertaining space, perfect for hosting guests or enjoying serene family moments. The meticulously maintained gardens, arbor, water feature provide a beautiful back drop for

**TYPE:** Under Contract

**INTERNET ID:** 300P186840

#### SALE DETAILS

**\$425,000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

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ultimate outdoor living.

Additional features include:

Elevated position surrounded by quality homes, enhancing both privacy and street appeal

Wood Fire for those wintery nights

Split system air conditioning for year-round comfort

Single garage with roller door plus wide side access with room for a caravan, extra vehicles, or a boat

Fully fenced rear yard offering security and peace of mind

Powered workshop with electric roller door access

Double bay carport providing additional off-street parking

Side access into the yard for extra parking and ease of gardening, pruning etc

This is more than just a home - it's a lifestyle. Nestled close to bushland and at the top of town, this residence is perfect for nature lovers and those who value tranquility, privacy, and quality living. With nothing left to do, simply move in and enjoy the effortless luxury and convenience this home affords.

Call Selling Agent Suzie Perrin today on 0438 545 265 to ensure you don't miss out on this beautiful property.

- Land Area 1,429.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport















