



## Dijon Street, KATANNING, WA 6317

LARGE BLOCK - BIG ON POTENTIAL

**3,507.00 square metres,**

Looking for space to breathe and room to grow? This expansive 3,507 sqm block on the edge of vibrant Katanning offers the perfect mix of lifestyle and long-term opportunity.

With established trees which add a touch of nature to the landscape, creating an ideal backdrop for your dream home or a peaceful weekend escape. With plenty of open, usable space, you'll enjoy flexibility in your design and lifestyle choices.

But it's not just about lifestyle - this property also packs serious investment appeal. Thanks to its R50 zoning, the potential for future subdivision or development is already in place, giving you options for tomorrow while enjoying the benefits today.

Whether you're ready to build now or thinking ahead, this is a smart buy in a busy country town. Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265

**TYPE:** For Sale

**INTERNET ID:** 300P186975

**SALE DETAILS**

**Offers from \$149,000**

**CONTACT DETAILS**

**Katanning**  
131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

Buyers, please note, all measurements are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 3,507.00 square metres







