



2 Conroy Street, KATANNING, WA 6317

2096sqm CORNER BLOCK WITH SO MUCH TO OFFER

Nestled on a spacious 2096 m² (over half an acre) corner block, this well-cared-for home delivers abundant room for family living, hobbies, and outdoor enjoyment. Boasting multiple sheds, expansive gardens and yard space it's a fantastic opportunity for those seeking space and privacy.

Inside, polished timber floors flow through the lounge and hallway, setting a warm and welcoming tone. The home features three bedrooms arranged along a central corridor, with the master bedroom positioned at the front, equipped with its own split-system air conditioner and built in robes. The lounge room is to the front of the home and currently being utilised as a 4th bedroom.

The practical kitchen enjoys a tranquil outlook over the backyard and is equipped with a Dishlex dishwasher, breakfast bar, and adjoins the casual dining area. A standout feature of the home is the fully enclosed family patio room - an expansive and versatile space featuring security and tinted windows, a tiled fireplace, and a large split-system air conditioner. Ideal for entertaining or relaxing in complete comfort, this area extends the living space beautifully.

A significant highlight of the property is the impressive 10m x 7m powered shed,

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TYPE: For Sale

INTERNET ID: 300P187188

SALE DETAILS

\$525,000

CONTACT DETAILS

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complete with a 3m-high garage space, electric roller doors, concrete flooring, hot water, and a toilet - making it perfect for use as a workshop, hobby space, or secure storage. The extra-height roller door offers ideal clearance for a caravan or large vehicle. An additional brick shed provides further flexibility, whether as a games room, art studio, or additional workspace

Energy bills are kept low thanks to a 5 kW solar power system on the roof. Water-wise features include six rainwater tanks scattered around the property complemented by a generous shade house for avid gardeners. An abundance of fruit trees around the garden ensures a plentiful harvest during the holiday season, adding to the property's charm and appeal.

Comfort is assured year-round with four split-system air conditioners strategically installed throughout the home. Additional practical extras include two undercover storage areas - one for firewood just off the patio and another for general use.

With high fencing on this spacious corner block complete with 3 metre double gate access into the rear yard, along with 8 security cameras privacy is assured along with plenty of room for the family. Don't miss your chance to inspect Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265.

- Land Area 2,096.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage





