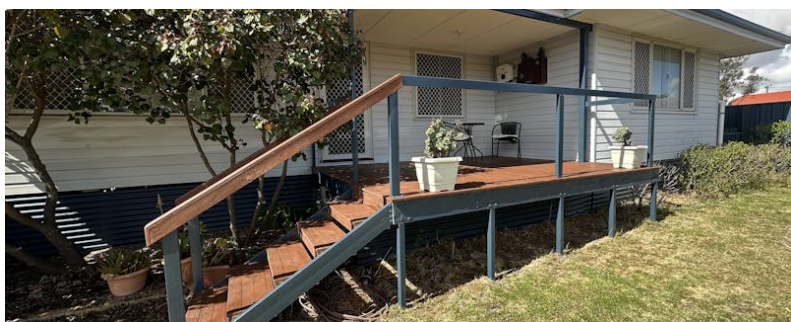




8 Sawle Street, WAGIN, WA 6315

THE ENTERTAINER'S DREAM ON 1,405sqm

This neat and tidy 4 bedroom, 1 bathroom home is a pleasure to present to the market. Situated on a generous 1,405sqm corner block, this property is perfect for relaxed family living - ideal for entertaining, enjoying the outdoors, or simply unwinding in comfort.

Step inside to discover a functional layout and original timber floors and large fan forced built in fireplace to the lounge room. The home boasts a light-filled kitchen with ample cupboard space, a handy island bench, and an adjoining room that can be used as a sunken lounge or fourth bedroom - offering flexible living options for growing families.

The bathroom is stylishly appointed with a modern shower recess, bath, and toilet. For added convenience, a second toilet is also located in the laundry.

Comfort is ensured year-round with ceiling fans, oscillating wall fans in bedrooms 3 and 4, and full window and door security screens.

A standout feature of the home is the fabulous enclosed rear patio complete with tiled flooring and alfresco blinds - the ultimate all-weather entertaining area - perfect for

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TYPE: For Sale

INTERNET ID: 300P188081

SALE DETAILS

\$449,000

CONTACT DETAILS

Katanning
131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

family gatherings and as an additional living area to the home.

Enjoy your morning coffee on the front deck overlooking the peaceful native bushland and park across the road.

Additional features include:

Double Colourbond garage with electric roller doors

Separate third garage / workshop at the rear

Fully secure Colourbond fencing

Energy efficient solar panels

Gas instantaneous hot water system

Rainwater tank

Landscaped gardens with fruit trees

Garden shed

Double gate access with plenty of space for a caravan, veggie patch, and chook pen

This home offers privacy, and practicality - all wrapped into one outstanding package.

Don't miss the opportunity to secure a spacious, feature-packed home in a great location. Enquire today call Exclusive Selling Agent Suzie Perrin on 0438 545 265 to book your own private inspection..

- Land Area 1,405.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double garage



