



7 Andrews Place, KATANNING, WA 6317

Immaculate Home in a Peaceful Cul-de-Sac Setting

It is a pleasure to present this impeccably maintained home, cherished by the same family for over 36 years. Nestled at the end of a quiet cul-de-sac, this property is ideal for buyers seeking a beautifully presented residence they can simply move into and enjoy.

From the moment you arrive, the welcoming garden path, fragrant Port Wine Magnolia, and neatly kept raised garden bed set the tone for the care and attention given to this home. Inside, you will find three light-filled bedrooms, all with ceiling fans, while bedroom three also features a reverse-cycle air conditioning unit. The well-appointed bathroom is conveniently located off the main hallway.

The modern kitchen boasts a built-in pantry, generous cabinetry, a quality 900mm cooktop and oven, and a breakfast bar. A picturesque outlook from the kitchen sink provides a perfect view across the lawn-ideal for keeping an eye on children or pets. The dining area is warmed by a charming two-way wood fire that also services the adjoining lounge room, creating a cosy atmosphere during the cooler months.

A standout feature of this home is the recently renovated laundry, thoughtfully designed with extensive built-in cabinetry, multiple linen cupboards, and space for an additional

TYPE: For Sale

INTERNET ID: 300P189111

SALE DETAILS

\$589,000

CONTACT DETAILS

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KATANNING, WA
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0438 545 265

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fridge or freezer.

Step outside to discover a private and inviting entertaining area complete with pull-down café blinds, a tranquil water feature, and cooling misters for the summer months. Additional features include a gas hot water system, garden shed, firepit area, wood storage, and a single lock-up garage.

Surrounded by manicured gardens, lush lawns, an ornamental plum, and a graceful mulberry tree, this property offers a serene outdoor setting that's perfect for relaxing or entertaining.

This immaculate home is sure to impress on inspection. Contact Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to ensure you don't miss this exceptional opportunity.

- Land Area 794.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport







