



## 37 Taylor Street, DUMBLEYUNG, WA 6350

### BUDGET BUSTER

With the rising cost of living, this unique property presents an affordable opportunity to enter the market. Much of the hard work has already been completed-only the finishing touches are needed to transform it into a comfortable home.

The brand-new bathroom and toilet feature modern fittings and a brand new gas hot water system. The new owners will be the first to enjoy all the hard work completed in the bathroom. A spacious living area showcases a striking pine-lined ceiling and a Kent tile fire set against feature stone tiling, creating a warm and inviting atmosphere.

The home offers three bedrooms. The master includes a walk-in robe, and bedroom two has a built-in recess ready for additional storage. All electrical wiring has been professionally completed by a qualified electrician, and the plumbing is fully connected to mains sewerage.

Set on a generous 1,163sqm block with convenient rear lane access, the property provides plenty of space to extend if required. A small garden shed is already in place, and there is ample room to add a garage and workshop.

**TYPE:** For Sale

**INTERNET ID:** 300P190130

#### SALE DETAILS

**\$199,000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**  
0438 545 265

If you're seeking a peaceful country escape with a rewarding weekend project, 37 Taylor Street, Dumbleyung is sure to capture your imagination. Call Exclusive Selling Agent Suzie Perrin today to on 0438 545 265 to ensure you don't miss out.

- Land Area 1,163.00 square metre
- Bedrooms: 3
- Bathrooms: 1









