



KATANNING WA 6317

Timeless Federation Elegance on a Generous Country Block - SOLD BY SUZIE PERRIN

Set on a generous 2,060m² block, this beautifully maintained 1930 Federation-style residence exudes timeless character and charm. Positioned at the centre of the block, the home offers both a drive-through driveway and convenient rear-lane access, along with an impressive six-car garage featuring a concrete floor-ideal for car enthusiasts or those needing additional workshop space.

The established gardens are a standout, providing year-round colour through an array of roses, gardenias, bulbs, annuals, native plants and more-perfect for the avid gardener.

Inside, the home continues to delight with its classic features, including high ceilings, polished hardwood floors, stunning leadlight windows in the entryway, and ornate corncicing and ceiling roses. A wide, welcoming foyer sets the tone, complete with a cosy pot-belly fireplace capable of heating the main bedrooms during cooler winter evenings.

The spacious main lounge offers a decorative mantel, oversized corncicing and the comfort of split-system air-conditioning. The master bedroom includes twin wardrobes and original French doors opening onto the enclosed veranda, while the second

TYPE: Under Contract

INTERNET ID: 300P190265

SALE DETAILS

\$575,000

CONTACT DETAILS

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bedroom is generously sized, comparable to the master. Two additional rooms-ideal as bedrooms, an office, or a combination of both-enhance the home's family-friendly layout.

Outdoors, the expansive backyard provides excellent space for entertaining, featuring a covered patio, fenced vegetable garden, wood shed and garden shed. The kitchen is both practical and charming, complete with a built-in display cabinet and rainwater plumbed directly from the tank.

If you're seeking peace and quiet within the township, 11 Piesse Street is sure to please being located next door to the Aged Care Facility, opposite the Croquet Club and newly opened All-Ages Community Garden, with only 1 direct neighbour.

Brimming with character, warmth and everyday functionality, this delightful property is sure to impress buyers seeking space, charm and a truly welcoming home. Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to inspect this timeless home.

- Land Area 2,060.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- 6 car garage







