



## 6 Forrest Street, KATANNING, WA 6317

### Spacious Family Home on Large Block with Added Extras

Set in a quiet street on a generous 1113 m2 block, this well presented family home offers space, comfort, and plenty of opportunities outdoors.

Inside, the home features four good sized bedrooms, including a main bedroom with walk in robe and private ensuite with toilet. The tastefully styled kitchen flows into a functional living area, ideal for everyday family living. A second, very neat bathroom includes both a bath and a shower. Timber floors add warmth finished off with vinyl and carpet floorcoverings.

Outdoors there is a bunch of features including a large paved patio area perfect for entertaining with family and friends.

There are multiple sheds that will appeal to the handyman or the tradie including:

- One double bay shed with two roller doors and concrete floors with power.
- Another single bay shed with a roller door, concrete floor and power.
- Garden shed for storage.
- An additional small shed that is open on three sides.

**TYPE:** For Sale

**INTERNET ID:** 300P190830

#### SALE DETAILS

**\$525,000**

#### CONTACT DETAILS

**Katanning**  
131 Clive Street  
KATANNING, WA  
08 9821 3777

**Ian Hanna**  
0427 215 076

Further extras include an old outdoor laundry and an additional toilet, several garden beds, and a few fruit trees. While there is good access to the rear of the property from the street front, there is also the option of entering the property from the rear lane.

Solar panels on the roof of the home provides an added bonus in keeping the power bills down.

This versatile property is ideal for families, hobbyists, or tradespeople seeking space, storage, and a peaceful location.

An opportunity not to be missed. For more information or to organise your private viewing, call Ian Hanna on 0427215076.

Other features: Carpeted, Close to Schools

- Land Area 1,113.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Double garage











