



5 Charles Street, KATANNING, WA 6317

PERFECT FIRST HOME OR INVESTMENT

Positioned in a quiet, well-established street within walking distance to the hospital, this solid double brick and tile home presents an outstanding opportunity for first home buyers, renovators, or savvy investors.

The home features a generous lounge room complete with a split-system air conditioner and open fireplace, creating a comfortable space for year-round living. Large double doors lead through to the dining room, which flows seamlessly into the kitchen, offering a practical and inviting layout.

Two bedrooms are conveniently located near the central bathroom, while the third bedroom is positioned at the rear of the home, providing added privacy. Character features such as ornate ceilings and hardwood timber floors reflect the home's 1950s charm and highlight the quality of its construction.

Outside, the property sits on a spacious 1,113 sqm block with both side and rear laneway access. A single carport is located to the left of the home, while an open shed is easily accessible from the side access or rear laneway. Additional features include a brand new hot water system, raised garden beds, lawned areas, two rainwater tanks, and new Colorbond fencing on both sides.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P190996

SALE DETAILS

\$399,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin

0438 545 265

With solid bones and timeless appeal, this home offers excellent scope to transform the home with a fresh coat of paint, along with potential kitchen and bathroom upgrades, you could put your own stamp on the home.

This well-located and well-built home has stood the test of time and represents a fantastic opportunity in a sought-after location.

Don't miss your chance to secure this property - contact Suzie Perrin today on 0438 545 265 to arrange your inspection and explore the potential this home has to offer.

- Land Area 1,113.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







