



## 59 Harvey Street, DUMBLEYUNG, WA 6350

Deceptively Spacious, Beautifully Presented & Packed with Features

Don't be fooled from the roadside â## once inside, this welcoming home opens up to reveal a light-filled, airy and surprisingly spacious interior that will impress from the moment you enter. Immaculately presented with neutral dÃ©cor, quality window treatments and a modern kitchen featuring an electric induction cooktop and double electric oven/grill, this home offers exceptional comfort and value.

Year-round climate control is assured with five reverse-cycle split systems servicing all three bedrooms plus both front and rear lounge rooms, complemented by ceiling fans, an open fireplace to the front lounge and a tile fire in the rear lounge for the cosy winter evenings.

The home flows seamlessly outdoors to a large undercover rear patio, perfect for entertaining, overlooking a secure, fully enclosed lawned yard ideal for children and pets, with 1800mm Colourbond fencing providing excellent privacy and peace of mind.

Set on a generous 1214sqm block, this property also boasts outstanding vehicle access and storage. A single carport and double carport, plus two front driveways (one lockable), provide ample undercover parking. A real standout is the rear laneway access through double gates to a double-bay shed with sliding doors, offering plenty of

**TYPE:** For Sale

**INTERNET ID:** 300P191037

**SALE DETAILS**

**\$375,000**

**CONTACT DETAILS**

**Katanning**

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**Suzie Perrin**

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room for a truck, caravan, boat or trailer.

Adding even more value, the home is equipped with a new 6.6kW solar system with a 5kW inverter, security cameras to the front and rear, gas hot water system with two large gas bottles, and a brand-new 3800L poly water tank (ready to be installed).

If you're a first-home buyer or savvy purchaser looking for a move-in-ready home with exceptional presentation, comfort and space â## this one is well worth a look. Properties this neat, complete and well cared for do not last long.

- Land Area 1,214.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 3 car carport







