



59 Harvey Street, DUMBLEYUNG, WA 6350

Deceptively Spacious, Beautifully Presented & Packed with Features

Don't be fooled from the roadside — 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 décor, 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

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

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.

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







