



35 Braeside Road, KATANNING, WA 6317

Sprawling Family Home in a Premium Katanning Location

Rarely do homes of this calibre come to market in Katanning. Positioned at the highly sought-after top end of town, this impressive family residence is within easy walking distance of the Country Club and a full range of local amenities, offering an exceptional lifestyle for families.

Designed with space firmly in mind, the home boasts multiple living zones, allowing the whole family to spread out and enjoy comfort and privacy. Accommodation includes four generous bedrooms, two bathrooms, three toilets, and a dedicated study-perfect for working from home or quiet study.

Creature comforts abound, with ducted reverse-cycle air conditioning throughout and a large tiled wood fire creating a warm and inviting atmosphere in the sunken lounge room. The kitchen is the true heart of the home, featuring an abundance of cupboard space, a wide fridge/freezer recess, and premium 900mm cooking appliances, making it ideal for both everyday living and entertaining.

With expansive internal spaces, this is a home where family and friends will naturally gather and create lasting memories. The master bedroom is well-appointed with wall-length built-in robes and its own private ensuite. The second bathroom is of

TYPE: For Sale

INTERNET ID: 300P191313

SALE DETAILS

\$699,000

CONTACT DETAILS

Katanning

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excellent size, offering great scope for future updates if desired. All bedrooms are thoughtfully positioned along a central hallway, with the second bedroom also offering generous proportions.

Storage is plentiful throughout the home, with multiple built-in linen cupboards. The fresh, modern laundry is conveniently located off the kitchen and includes a third toilet discreetly positioned behind a stylish barn door. Plantation shutters in selected rooms add a relaxed, holiday-style feel to the home.

Outside, the low-maintenance backyard is ideal for year-round enjoyment, featuring a small lawned area and a games room perfect for entertaining.

A large powered shed, complete with a concrete floor and double sliding doors, easily accessed via double side gates-sure to impress those needing space for hobbies, storage, or the caravan / camper trailer. At the front of the property, a circular driveway provides excellent access and ample parking, complemented by a double remote garage.

Set on a substantial 1,317sqm block, this exceptional home delivers space, comfort, and location in equal measure. Move straight in and enjoy for years to come-properties like this, in such a prime position, are truly hard to find. Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to book in your own private inspection.

- Land Area 1,317.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage







