



## 40 Tavistock Street, WAGIN, WA 6315

### CHARACTER FILLED GEM

A rare opportunity awaits to secure this beautifully maintained character home, seamlessly blending the charm of a bygone era with the comfort of modern living.

Designed with family living in mind, the home offers four generous bedrooms, two bathrooms, a centrally located office, and an expansive living area, with approximately 240m<sup>2</sup> of internal living space. The main bathroom is impressively sized, while the thoughtful layout ensures comfort and functionality throughout. With two bathrooms and two toilets this home is sure to appeal to families and retirees looking to host family and friends.

The country-style kitchen complements the home's character and is both practical and inviting, featuring a large walk-in pantry, gas cooktop, and electric oven. Flowing seamlessly from the kitchen, the open-plan living and lounge area is warmed in winter by a tile fire and supported year-round by reverse-cycle air conditioning for optimal comfort.

Polished floorboards, original French windows and doors, and three functional fireplaces (including one with a front cover in the main bedroom) further enhance the warmth and authenticity of the home.

**TYPE:** For Sale

**INTERNET ID:** 300P192355

#### SALE DETAILS

**\$689,000**

#### CONTACT DETAILS

**Katanning**

131 Clive Street  
KATANNING, WA  
08 9821 3777

**Suzie Perrin**

0438 545 265

Step outside from the living area to a large patio - perfect for entertaining on balmy summer evenings. The refreshed gardens are well mulched and low maintenance allowing you to enjoy them with minimal effort.

The property truly excels in its practicality, boasting two dedicated workshops and a double roller-door garage with convenient side-street access. The garage can easily accommodate the caravan, or additional vehicles.

Features include:

- Polished floorboards
- Original French windows and doors
- Central office
- Country kitchen with walk-in pantry
- Gas stove with electric oven
- Tile fire
- Reverse-cycle air conditioning
- Three functional fireplaces
- Ceiling fans
- Double roller-door garage with side-street entry
- Two workshops

Ideally located on a spacious corner block - this home is within walking distance to schools, shops, sporting precincts, and local clubs-making everyday living effortless.

Don't miss this exceptional opportunity to make this character-filled house your dream home.

Contact Exclusive Selling Agent, Suzie Perrin, on 0438 545 265 to arrange your inspection today.

- Land Area 1,012.00 square metre
- Building Area: 202.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







