



25 Golf Links Road, KATANNING, WA 6317

A Distinctive Home Packed with Features

Positioned on an expansive 1391 m2 parcel with desirable rear lane access, this exceptional residence is a rare offering that combines enduring craftsmanship with unique architectural character. Built by the original owner, a registered builder, the home reflects a standard of construction and attention to detail that stands the test of time.

Beyond its solid brick and tile facade, the home reveals a thoughtfully designed interior centred around a striking open air atrium - an elegant feature that invites natural light. This seamless integration of indoor and outdoor elements creates a sense of space, calm, and year round comfort.

The accommodation is both generous and versatile, comprising three well proportioned bedrooms, two with built in cupboards, a central bathroom, and the convenience of two toilets. The main living area is warm and inviting, anchored by a charming tile fire and complemented by reverse cycle air conditioning, offering comfort in every season.

At the heart of the home, the kitchen has been designed with both functionality and connection in mind. An island bench provides additional storage while serving as a natural gathering point for casual dining and entertaining.

Outdoors, the lifestyle appeal continues with a spacious rear veranda, including a section that can be enclosed to suit your needs. A fully enclosed area adjacent to the

TYPE: For Sale

INTERNET ID: 300P193998

SALE DETAILS

\$659,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Ian Hanna

0427 215 076

veranda provides a lovely cat run or aviary. The grounds are well established, featuring fruit trees and ample room to enjoy or further enhance. A substantial two bay shed, including a caravan height bay, caters perfectly to those requiring additional space for vehicles, hobbies, or travel.

Security screens and camera system provides peace of mind, while solar panels contribute to energy efficiency. Ample off street parking, along with a carport, ensures practicality is matched by convenience.

This is a residence of substance and individuality, offering an exceptional opportunity to secure a home of scale, quality, and enduring appeal.

For more information or to organise a private viewing, contact Ian Hanna on 0427215076.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Security System

- Land Area 1,391.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 5
- Single carport







