



4 Clive Street, KATANNING, WA 6317

Kulal – A Timeless Federation Masterpiece

Kulal stands as a breathtaking statement of a bygone era, seamlessly blending exquisite period craftsmanship with meticulous modern enhancements to create a truly one-of-a-kind residence.

From the moment you arrive, the home announces its significance. Wide, decked verandahs and private, established gardens frame a storybook Federation facade of undeniable charm and beauty.

Step inside and you're immediately immersed in scale and grace. A wide entrance hall with soaring ceilings, high skirting boards, ornate cornices, and intricate ceiling roses sets a tone of timeless elegance. Each room unfolds with a richness rarely found today, showcasing stunning leadlight windows and doors, along with finely preserved period detailing that brings warmth, character, and quiet luxury to every space.

The formal dining room is both refined and versatile—equally suited as an elegant entertaining space or a sophisticated games room—complete with a fireplace and a serene, inviting atmosphere.

TYPE: For Sale

INTERNET ID: 300P195548

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

At the heart of the home lies a vast and impeccably appointed kitchen and dining zone. Here, contemporary sophistication meets enduring character, centred around a generously proportioned island bench and quality finishes designed for effortless family living and entertaining. The adjoining family room is anchored by a striking wood fireplace and feature mantle, while a skylight and French doors flood the space with natural light and provide a seamless connection to the outdoor patio and gardens.

Underfoot, a blend of parquet flooring, tongue-and-groove timber, and elegant carpets adds texture and authenticity, with additional timber flooring believed to remain beneath select carpeted areas-offering exciting potential for further restoration.

Accommodation is both generous and flexible, comprising four bedrooms, two bathrooms, and multiple living zones designed for comfort and practicality. Throughout, traditional carpets and leadlight features enhance the home's warm and welcoming ambiance.

The main lounge is a true showpiece, exuding old-world glamour with its framed timber mantelpiece and beautiful leadlight windows-perfectly balancing heritage charm with everyday livability.

Outdoors, the lifestyle appeal continues with a private lawn setting, a below-ground swimming pool, a mature mulberry tree, and a spacious patio ideal for entertaining family and friends.

Set on an expansive 2,734 sqm block, the property offers ample off-street parking, space for a caravan, and a handy shed with a single lift-up garage. The grounds are fully reticulated and thoughtfully designed for easy maintenance without the work load.

Held by the same family for over 30 years, this remarkable home is ready to begin its next chapter. Built in 1910, it forms part of Katanning's rich heritage-its legacy now reimagined as a stunning family residence for a new generation to create lasting memories.

Homes of this caliber and grandeur are exceptionally rare and certain to attract significant interest.

Don't miss this opportunity - inspection will not disappoint. Contact Selling Agent Suzie Perrin on 0438 545 265 today.

- Land Area 2,734.00 square metres
- Bedrooms: 4
- Bathrooms: 2







