



43 Yougenup Road, GNOWANGERUP, WA 6335

More Than Meets the Eye

This beautifully presented property is full of surprises, starting with a fully renovated three-bedroom home. The modern kitchen features a 900mm stainless steel oven, rangehood, dishwasher, and ample space, making it perfect for everyday living and entertaining.

The home flows seamlessly into a spacious living area with soaring high ceilings, while the generously sized bedrooms each include TV points, fresh neutral paint, and new flooring throughout. Both the bathroom and laundry have been upgraded with ample cupboard space in the laundry.

Step outside to a long patio and inviting entertaining area, surrounded by neat lawns and an abundance of shed space. With access via a double swinging gate, there is plenty of room for a caravan, boats, or additional vehicles. The property includes a large 20 metre x 8 metre six-bay machinery shed, as well as an enclosed garage complete with concrete floor and power and single garage with lift-up doors.

Adding even more value, the property features a separate shop with main road frontage in the Town Centre adjoining the home. Positioned next door the residence, it offers flexibility to lease out independently if desired. The shop is fully equipped with new fit

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TYPE: For Sale

INTERNET ID: 300P195552

SALE DETAILS

\$479,000

CONTACT DETAILS

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KATANNING, WA
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Suzie Perrin
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out, flooring, a service counter, fridges, cash register, pizza oven, hot and cold bain-maries, and a coffee machine-everything you need to run a small business. To the rear of the shop is a large store room which has commercial equipment just awaiting a new owner to set up and prosper.

The shop also has an office area along with a one-bedroom space complete with a shower and basin, ideal for additional accommodation or business use.

Additional features include:

Split System Reverse Cycle

All new internal doors

New Ceilings and Cornicing

New power points and lighting throughout

New gas hot water systems and updated plumbing

Full security camera system

Feature wall paneling

Completely rewired with new switchboards

This is a true walk-in opportunity, offering both a comfortable home and exciting business potential. Whether you're looking to invest, operate your own venture, or enjoy a flexible lifestyle, this unique property must be inspected to fully appreciate its quality and possibilities.

Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to inspect this unique property.

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5
- 3 car garage







