



## 61 Katoomba Street, ORANA, WA 6330

### Character, Comfort & Convenience

There is something special about a home that manages to preserve its original character while still offering the comforts of modern living, and 61 Katoomba Street does exactly that.

Originally built in the 1940s and thoughtfully renovated over time, this charming home retains many of the features buyers love, including beautiful jarrah floorboards, high ceilings and a warm, welcoming feel throughout.

Set on a fully fenced 622sqm block with side access, the property offers secure front and rear yards, making it ideal for children, pets and those simply wanting space to enjoy.

At the front of the home, the comfortable lounge room enjoys a sunny outlook over the garden and is warmed by a slow combustion wood fire, while a split system air conditioner provides year-round comfort.

The updated kitchen forms the heart of the home and offers plenty of storage, stainless steel appliances and a generous walk-in pantry, flowing seamlessly into the meals area

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P197055

#### SALE DETAILS

**Offers above \$620,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Chloe Glass**  
0437 308 533

for easy everyday living.

All three bedrooms are well positioned, while the renovated bathroom and laundry continue the home's blend of character and practicality.

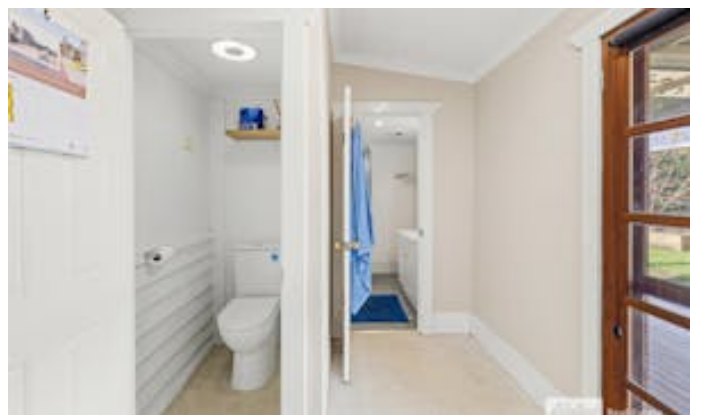
Outside, the spacious rear deck creates an inviting extension of the living space and is the perfect spot for entertaining family and friends, enjoying a morning coffee or simply unwinding at the end of the day. The single garage provides secure parking and workshop potential, while the side access adds further flexibility.

Conveniently located close to Coles Orana, TAFE, North Albany Senior High School and Mount Lockyer Primary School, this is a fantastic opportunity for first home buyers looking to enter the market or investors seeking a well-presented property in a convenient location.

Affordable, full of character and ready to enjoy, this is a home that offers plenty of value in today's market.

For your private inspection or more information please contact Chloe Glass on 0437 308 533.

- Land Area 622.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







The floor plan shows a rectangular layout. At the top are three bedrooms (BEDROOM 1, 2, 3) with robes. To the right is a bathroom (BATH) and a toilet (WC). Below the bedrooms is a living room with a fireplace, a kitchen/dining area with a dishwasher (DW) and refrigerator (REF), a laundry room with a washing machine (WM), and a pantry. A north arrow and the Elders logo are in the top left and right corners respectively.

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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