



23 Claude Street, KATANNING, WA 6317

"York House" - Charming Federation Home

Step into a piece of Katanning's history with "York House", a 1920 Federation style residence. Positioned on a quiet, established street, this character home blends timeless architectural charm with modern comforts, offering a unique opportunity to secure a locally recognised property.

Set on a generous 1450m2 block with valuable rear lane access, this character filled home showcases many original features, including a traditional entry hallway, high ceilings, sash windows, and four spacious bedrooms, each featuring original mantlepieces over the original open fireplaces.

The home offers practical living with a functional kitchen featuring a wall oven and grill and new gas cooktop. There are two bathrooms with the second being particularly large, with its own toilet cubicle along with shower and vanity. There is a second toilet adjacent to the laundry.

At the rear of the home, a spacious lounge area with a tile fire provides a comfortable living space, flowing out to a brick paved patio area ideal for outdoor enjoyment.

The expansive back yard includes a range of established features such as an aviary, shade house, chook yard, small rainwater tank, and an old shed, offering plenty of scope hobbyists or those seeking space and self sufficiency.

TYPE: For Sale

INTERNET ID: 300P197945

SALE DETAILS

\$445,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Ian Hanna

0427 215 076

The home offers flexible family living with:

- A practical kitchen with wall oven and grill and new gas cooktop.
- Four bedrooms
- Two bathrooms, including one large bathroom with toilet.
- A second toilet.
- A laundry area that can be closed off for functionality.
- A large lounge room with a cosy tile fire for relaxing or entertaining.

Step outside and discover a backyard full of possibilities:

- Brick paved patio ideal for outdoor living.
- Established infrastructure including an aviary, shade house, chook yard, and small rainwater tank.
- Old shed for storage and projects.
- Single garage with roller door for secure parking.

This is a rare opportunity to secure a home with character, space, and history, all within a substantial parcel of land in a convenient location.

York House offers a blend of historic charm and practical living - a property with endless potential.

For more information, or to organise your own private inspection, call Ian Hanna on 0427215076.

Other features: Close to Schools, Close to Shops

- Land Area 1,450.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Floorboards







