



10 Katoomba Street, ORANA, WA 6330

Endless Potential on a Generous 1,226sqm Block

Built in the 1950s and full of opportunity, 10 Katoomba Street, Orana is one of the area's original homes, positioned on a substantial 1,226sqm block with outstanding future potential.

The home offers a solid foundation with three bedrooms, one bathroom, a single enclosed garage, and an attached workshop/store room. Inside, you'll find plenty of living space, while the rear patio flows out to an alfresco area that connects seamlessly to a separate games/family room, creating a flexible layout for family living or entertaining. A second small workshop shed is located behind this room, providing additional storage or workspace.

While the home would benefit from some TLC, the true value lies in the land and the many possibilities it presents. With wide side access and ample space available, there's potential to add a substantial shed of up to 120sqm (STCA), build a granny flat, or explore redevelopment opportunities for multiple dwellings, subject to relevant approvals.

Whether you're looking for a renovation project, an investment opportunity, or a future development site, this property offers the space and flexibility to bring your vision to life.

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: 300P199140

SALE DETAILS

Offers above \$585,000

CONTACT DETAILS

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

Neels Delport
0450 451 401

For more information or to arrange an inspection, contact Neels Delpont 0450 451 401 or neels.delpont@elders.com.au

Other features: Close to Schools, Close to Shops

- Land Area 1,226.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







