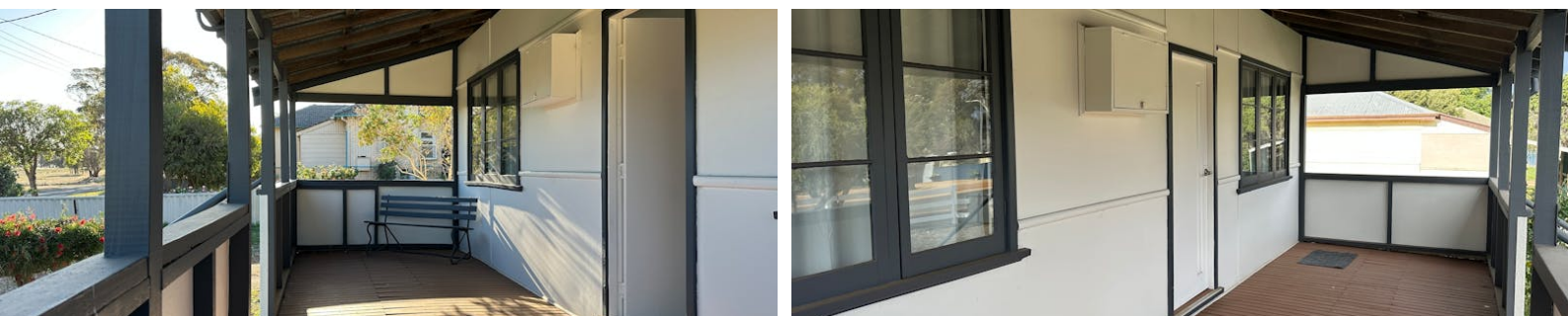




5 Andover Street, KATANNING, WA 6317

Delightful First Home or Investment Property

This nicely presented three bedroom one bathroom home offers a great combination of comfort and functionality. Whether you are a first home buyer or a savvy investor, this property represents an opportunity in the thriving regional town of Katanning.

Filled with natural light, this home creates a bright and welcoming atmosphere from the moment you step inside. It has recently been given a makeover which has added a modern touch and a bright aspect to the property providing a stylish space to relax and unwind.

The living area is designed for year round comfort, complete with a cosy wood fire and air conditioning to keep you comfortable in every season. Tastefully modernised throughout, this home is ready for you to move straight in and enjoy.

Outside, you'll love spending time on the front veranda with your morning coffee or relaxing under the rear patio after a busy day. Set on a generous 1311 m2 block, there's plenty of space for kids and pets to play, chooks to roam, establish a garden, add a shed, or even explore the potential for a granny flat (subject to relevant approvals).

Katanning provides excellent amenities, with schooling options from preschool to senior high school, TAFE, a hospital, aged care facilities, shopping, and a wide range of government and community services.

TYPE: For Sale

INTERNET ID: 300P199210

SALE DETAILS

\$350,000

CONTACT DETAILS

Katanning
131 Clive Street
KATANNING, WA
08 9821 3777

Ian Hanna
0427 215 076

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.

For those who enjoy an active lifestyle, Katanning boasts outstanding sporting facilities, including swimming, AFL, cricket, netball, golf, lawn bowls, squash, and much more.

From an investment perspective, Katanning continues to experience strong demand for rental accommodation. With multiple industries operating throughout the town and surrounding region, employment opportunities remain strong, and quality housing is in high demand, making this an attractive option for investors seeking solid returns.

Don't miss your chance to secure this delightful property with potential in one of the Great Southern's most well serviced regional communities.

For more information or to organise a private inspection, Call Ian Hanna on 0427215076.

- Land Area 1,311.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



