

16 Amherst Street, Katanning, WA 6317

Professionals

House For Sale

Wednesday, 12 June 2024

16 Amherst Street, Katanning, WA 6317

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1052 m2

Type: House



Simona Wells

0898211566

\$329,000

This charming Federation home, built in 1900, offers a wonderful blend of historical charm and modern conveniences. This home embodies the architectural charm typical of the Federation era. Features such as 8-foot ceilings, wood floorboards, and original open fireplaces (four in total) contribute to its distinctive character and timeless appeal. The home sits on a fully fenced 1052 sqm block, offering well-kept yards that provide plenty of outdoor space for gardening, recreation, or future expansions. The house is equipped with two reverse cycle air conditioners, one in the lounge and one in the main bedroom, ensuring year-round comfort. The near-new kitchen adds a modern touch to the home, offering contemporary functionality and style. The home includes three bedrooms and one bathroom, making it suitable for families, couples, or individuals seeking extra space. The double brick construction offers durability and insulation, contributing to the overall quality and comfort of the home. Security screens and custom-made doors provide added safety and peace of mind for residents. A generous-sized paved patio provides an excellent space for outdoor entertaining or relaxation. The double carport, accessible from the back lane, offers secure parking for multiple vehicles and easy access to the property. The dual side tool shed is powered and also has a smaller garden shed at the far end of the back yard for additional storage. This property would suit owner-occupiers looking for a charming historical home with modern amenities. Additionally, it presents a great investment opportunity with good lease potential, appealing to investors seeking rental income. The property is centrally located near the main street, providing easy access to local amenities, shops, and services. This convenience enhances the property's desirability for both owner-occupiers and potential tenants.