

23 Richardson Street, Katanning, WA 6317

House For Sale

Friday, 24 May 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



Ian Hanna

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\$295,000

This lovely 3 bedroom home provides a glimpse into the past with its beautiful wood floors, high ceilings with ornate ceiling centre pieces, and wood doors with leadlight glass. Perfectly located near the centre of town this home has many attractions. The three bedrooms are all good sized with the largest having built-in wardrobe. The lounge room has an enclosed wood fire to create that warm winter comfort. Off the lounge is a large family/games room with built-in cupboards and windows that catch the morning sun. The dining room has a reverse cycle air conditioner to moderate the temperature in the main living areas. The kitchen is adjacent to the dining room with ample cupboard space, gas stove and oven, and additional tap that supplies rainwater to the sink. A good sized laundry, toilet, and bathroom with both shower and bath complete the home. The floors in the laundry, bathroom, and toilet are tiled as compared to the wood floors that are throughout the rest of the home. A rose garden and well kept lawn greet you as you enter the property at the front. The garden in the back yard is very neat with several raised garden beds and lawn area. Several productive fruit trees adorn the rear of the yard with reticulation keeping the gardens hydrated. Alongside the home is an enclosed shade house that creates a great environment for the weather sensitive plants. This property has the distinct advantage of having frontage to Richardson Street at the front and the street at the back. The garage and workshop can be accessed from the back while a driveway at the front provides for additional parking. The workshop has old wooden work benches that blend with the feel of the whole property. A smaller shed could provide storage for garden implements or wood for the wood fire. While the roller door provides access to the garage, there is also a gate that allows access directly to the back yard. Another unique feature is the outdoor shower and toilet complete with hand basin that essentially provides a second bathroom option. This property with everything it offers, presents many opportunities. To organise your private inspection, call the exclusive agent Ian Hanna on 0427215076.