

**36B Katoomba Street, Orana, WA 6330**



**Sold House**

Monday, 16 October 2023

36B Katoomba Street, Orana, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 532 m2**

**Type: House**



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**\$330,000**

At an ideal price point for first homebuyers, downsizers or investors, this home is sure to delight new owners with its space, versatility, comfort and convenient location. Only five minutes from town, the home is even closer to a major supermarket and pharmacy as well as primary and high schools. It occupies a block of 532sqm and looks great from the street with its white Hardiplank cladding and tile roof, well-trimmed lawns, easy-care garden beds and a hedge for privacy. Three living areas provide options for adults and children to find their own space. The first is a comfy lounge at the front, with air conditioning and a gas bayonet for a heater. Then there's an impressive, long family room or games room at the back, a generous space, also with air conditioning and gas heating. From here, glazed doors open onto the outdoor living area, a terrific deck – covered, sheltered and perfect for summer entertaining or outdoor dining. In the middle of the home is the appealing kitchen with good cabinetry, electric cooking and a pantry, with space on one side for a meals table. There's also a wood fire, centrally positioned to radiate heat around the home. All three bedrooms are double sized and fitted with carpet. Nearby is the bathroom, modernised in recent years and fitted with a shower, toilet and vanity. A second toilet is off the laundry at the back. Everything is in great shape with good tiling, blinds, flooring and décor, and security screens at the front and back doors promote peace of mind. There's a powered workshop or storage space as part of the garage at the rear, and two off-road parking spaces at the front. Gardeners will love the lawns and garden beds with assorted fruit trees, water-wise natives and scope for planting veggies, and those with children or pets will appreciate the enclosed back yard. Everything is clean and well presented, ready for the home to be enjoyed by buyers recognising terrific versatility and value. What you need to know: - Hardiplank cladding and tile home - 532sqm block - Air-conditioned lounge - Big, air-conditioned family room or games room - Sheltered, covered rear deck - Kitchen with good cabinetry, pantry, electric cooking - Three double bedrooms - Modernised shower room with toilet and vanity - Laundry and second toilet - Good flooring, blinds, décor - Security screens at front and back doors - Garage with power and workshop or storage space - Attractive gardens with lawns, fruit trees, water-wise natives, succulents - Private, enclosed back yard. - Five minutes - Near schools, supermarket, pharmacy - Ideal for first homebuyers, downsizers or rental investors - Council rates: \$1,975.44 - Water rates: \$1,488.73