

# 4 Conroy St, Katanning, WA, 6317

## House For Sale

Wednesday, 20 November 2024

4 Conroy St, Katanning, WA, 6317

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Suzie Perrin

## 2023 sqm BLOCK WITH QUAIN T COTTAGE

This cute cottage will provide its new owners with a myriad of options due to the large block size and location of the home on the block.

Perfect if you are a first home buyer looking to get into the market with a fully fenced sizeable yard. Or for the investor looking to land bank for the future with a rental income along the way. The home itself is very livable and has features from a bygone era with pressed tin paneling, feature fire place and polished wood floors. The home is comfortable with split system air conditioning, kitchen dining area and bathroom off the end of the kitchen, three bedrooms and a nice loungeroom to unwind in. Out the back is a small corrugated iron building which houses the laundry and electric HWS. With such a large block the options are endless. Access into the yard can be found off both Coate Street and Conroy Street via gates with the high color bond fence ensuring complete privacy. The block has also been surveyed providing the ability to have 3 vacant blocks along with the house block making it an ideal proposition for the budding developer. Call Exclusive Selling Agent Suzie Perrin on 0438 545 265 to view this little gem today.