

**31 Marmion Street, Katanning, WA, 6317**

**Land For Sale**

Wednesday, 20 November 2024

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Type: Land



Suzie Perrin

## **Build Your Dream Home on this Prime Corner Block**

Looking for the perfect spot to build your dream home in Katanning? This spacious 1,429m<sup>2</sup> corner block, located at the corner of Marmion Street and Warren Road, offers a prime residential location with all the essentials ready to go.

### Property Highlights:

- Generous Size: 1,429m<sup>2</sup> corner block plenty of space for a large home, sheds, and outdoor areas
- Ready to Build: All utilities on-site, including stormwater, power, telephone, water, and sewerage
- Convenient Location: Just a short walk to Braeside Primary School and the Katanning Country Club
- Zoning: Residential perfect for your future home or investment project
- Access: Located on a no through road at the end of the street offering flexibility in design and layout

This fantastic block offers endless possibilities, whether you're building your family home or looking for a great investment in a growing regional town. The corner location ensures added privacy and room for a large backyard or multiple outbuildings.

Katanning is a vibrant town with a welcoming community, and this property places you close to local amenities, schools, and recreational facilities. It's the perfect location for those looking to enjoy a relaxed lifestyle while being connected to all the essentials.

Don't miss out on this rare opportunity!

For more information or to make an offer today contact Exclusive Selling Agent Suzie Perrin on 0438 545 265