

# FOR SALE



**\$225,000**

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4  2  1  1299.0m2 

## 2 Britannia Street, Katanning

### Close and Convenient

Located close to the shops and a primary school this home is spacious and on a large 1299m2 corner block.

There are four bedrooms with the main having a sunroom off the side and accessed via French doors. The sunroom leads to the side of the home and has double sliding doors and could also be used as a dressing room/walk in robe if it was needed.

The large lounge is carpeted and has an air con as well as a ceiling fan. It is accessed via the hall leading from the front door as well as from the kitchen/dining area.

The kitchen/dining area is spacious with a compact kitchen with a gas stove and plenty of under bench cupboards and a breakfast bar.

There is an extra lounge/sitting room off the dining area which has a free standing wood stove and an air con. Three bedrooms are located



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