

Under Contract



35 Moore St, Katamatite



## Packed with Potential!

Charming two-bedroom home is full of character, space and opportunity. Solid, well-maintained and ready to enjoy, it's an ideal choice for first-home buyers, renovators or investors.

The home offers two generous bedrooms, one complete with air conditioning, while the updated main bathroom features a stylish freestanding bath, walk-in shower and toilet.

A spacious lounge room is warmed by a wood-fire Conara, flowing through to a separate dining room with reverse cycle split system and a great-sized kitchen equipped with a gas cooktop, oven and gas heater. The home sits on concrete stumps and is sound throughout, giving peace of mind for years to come.

At the rear, a sunroom wraps around two sides of the home, creating a wonderful indoor/outdoor space to relax, unwind and soak up the sunshine. A spacious laundry adds extra practicality to the home.

Outside, you'll find a secure backyard with a shed (approximately 7m x 5.5m) complete with concrete floor and power, perfect for storage, a workshop or hobbies.

Additional features include a 5kW solar system, town water and septic tank.

A solid home with great bones and loads of potential, opportunities like this in Katamatite don't last long.

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**Price** \$310,000 - \$320,000

**Property Type** Residential

**Property ID** 5238

### Agent Details

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