



35 Pearce Street, Katherine

## GRAND RUMPUS ROOM! AIR CONDITIONING THROUGHOUT!

This home is sure to suit your needs with two living areas, air conditioning throughout, a shed and a great size backyard to enjoy. Great position located only a minutes drive to the heart of Katherine, walking distance to the Katherine Country Club and a couple minutes to the Hot Springs!

This property has many features including:

- 2 bedrooms both with ceiling fans, wardrobes and air conditioned comfort
- Family kitchen with ample cupboard space
- Combined living and dining with air conditioned comfort
- Additional rumpus room with air-conditioned comfort, grand in size!
- Tiled throughout
- Main bathroom to service the home
- Covered front patio
- Single lock up shed with extra storage space
- Great size backyard to enjoy
- Fully fenced property with side gate access

2  1  1 

### FOR SALE

Offers Over \$310,000

### VIEW

By Appointment

### AGENTS

Leah Garrett  
0437 456 474  
leah@ljhkatherine.com.au

### AGENCY

LJ Hooker Katherine  
(08) 8972 2788

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID F8SFMT  
Property Type House  
Land Area 1180 m2

**Leah Garrett 0437 456 474**

Sales Executive | [leah@ljhkatherine.com.au](mailto:leah@ljhkatherine.com.au)

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