



SOLD

RARE RIVERFRONT TREASURE

Welcome to Woolawayah, where the cherry red front door with lead light features welcomes you to this serene place - and beautiful mature trees and green lawns entices you to wander down to the water.

This spectacularly placed property truly is a rare find as there's only a handful of them. This is a 4x2 older style home on a 2,058m² block sitting on the banks of the King River (town side), overrun by the abundant birdlife that nest in the trees by the water's edge.

This lifestyle property is ideal for outdoorsy people who may like to go kayaking, fish or launch their dinghy from the end of their doorstep - whilst enjoying the comforts of living close to all amenities.

With the local store just a stone's throw away, Gomm Park - the croquet/tennis club right opposite and great schools only 5 minutes from your doorstep - not to mention Albany CBD a quick 15 minutes drive away - it's all perfect.

A lovely front garden with palm trees, shrubs, and an array of well-kept plants heartily welcomes you and the gravel driveway leads you up to the rendered double brick home, with hardy board on the second level. A shaded front patio, overlooking the bowling club, extends from the carport and front door area.

There is a large entry hall behind the red door (potentially the 5th bedroom as there's another "front door" off the dining area). Here you can shed your coat and leave your shoes before you make your way up two small steps to the open plan kitchen and dining area - which boasts a beautiful outlook over the backyard and out on to the riverfront.

The formal lounge is to the right of the kitchen and enjoys similar views, with a sliding door opening onto the yard. The lounge also features a cosy fireplace which effortlessly heats the whole home in the cooler months.

The laundry area is to the left of the entrance, and has a conveniently placed older style bathroom right behind it consisting of a shower, basin and water closet.

Beyond that is the outdoor entertainment area consisting of part carpet -covered soil/concrete

4 BED | 2 BATH | 1 CAR

PRICE:
\$495,000

OPEN FOR INSPECTION:
N/A



Jess Adams
0410631335
jessadams@atrealty.com.au
www.atrealty.com.au