



**SOLD**

## VALUE, OPPORTUNITY & TRANQUILITY

Located in the peaceful township of Mount Manypeaks, a short drive from the pristine Betty's Beach and Cheyne's Beach and only half an hour's drive from Albany - this character filled 2x1 property sits on a 998m<sup>2</sup> corner block and is fully fenced, ideal for pets and a few chooks.

The home features front and back veranda's, and has a large carport on the left side of the home for secure undercover parking.

A colourful front yard with an array of fruit trees, benches and birdbaths greets you on your way in to the home, with the front door opening onto a lounge room with vinyl floors, a cosy tile fire and big windows that let in plenty of light.

Past the lounge you have a freshly painted study or crafts area to your right, with an open plan kitchen/dining area to your left.

The kitchen is neat with a free-standing oven, double sink and plenty of wall space opposite for a fridge, pantry and cupboards. An island bench on wheels in the middle conveniently doubles as a breakfast bar.

Both bedrooms lead off the kitchen/dining area, the main being king sized with big windows, and the second being a double. Both look out over fruit trees in the charming front garden.

The bathroom cum laundry is to the right - it has a wash trough, linen cupboards and ample space for a washing machine. On the far wall there is a basin, with a shower and toilet opposite.

The back verandah is well shaded and overlooks a lovely, grassed backyard. This side of the home is very private, gets the afternoon sun and is where most of the living is done. It features a few garden sheds, a chicken run and side access for securely parking any caravans, boats or trailers.

The fruit trees from the front garden continue down the right side of the home, all together boasting 10 different types - everything from apricots and peaches to mulberries - this coupled with the large vege garden and chook pen means you could be well on your way to being self-sustainable.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$170,000**

**OPEN FOR INSPECTION:**  
**N/A**



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