



# FOR SALE

## SOMETHING SPECIAL

This 1945 built, renovated home is situated on the corner of Halifax and Albany Highway. It has a typical layout and aura of its era complete with shiny jarrah floors, high ceilings, gorgeous lead glass doors, an old-style fireplace, a sleep out, sunroom and of course, the expected lemon tree in the backyard.

The two most important parts of the home have been renovated – the kitchen and bathroom.

Enter off Halifax Street and park in front of the concrete and powered double garage. One side is remote while the other side is manual. The spacious workshop/man shed can be accessed through the garages but there's also a convenient side entrance from the backyard. Apparently this area was used as a dog grooming parlour so there is air-conditioning and a trough with hot and cold water installed.

The 645m2 block is fully fenced, making it kid and pet friendly.

A large underroof patio greets you at the back entrance to the home. Enter through sliding doors into a typical back extension where you will find the laundry area with a wash trough to the left just before the separate toilet. The modern bathroom with its character window, a basin and large shower is just before the entry to the kitchen while a sleepout or bedroom 4 is on the right – ideal for teenagers, a studio/art room, study or for the odd guest.

The kitchen is charming with its fresh blue and white theme contrasting perfectly with the shiny jarrah floors. There's plenty of cupboard and bench space, including a pantry - and seating for 3 at the counter. A free standing Eur Led stove and hob fits perfectly into the old alcove.

A door separates the kitchen from the rest of the home. The corridor is carpeted with jarrah floors underneath. To the left is the lounge area and lead glass doors leading out to a lovely sunroom.

To the right is bedroom 3, straight ahead bedroom 2, while the main bedroom is down the corridor to the left – also opening out to the sunroom with a gorgeous set of lead glass doors.

The main focus of the lounge centres on the old fireplace - now blocked off, while a modern fireplace was installed in the corner of the room. There's also a large ceiling fan to spread the heat throughout the home and modern air conditioning for ease of use.

4 BED | 1 BATH | 2 CAR

PRICE:  
\$265,000

OPEN FOR INSPECTION:  
N/A



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