



FOR SALE

JUST LIKE A HOLIDAY EVERY DAY!

Wattle Court is a small cul de sac that has only a handful of quality homes. Number 2 sits on 1,027 square metres of it. Here you are approximately 6 minutes from Albany's CBD and less than a 4-minute drive to Emu Point Beach where you can join friends for coffee.

This home is a substantial two-story dwelling and looks East out over Oyster Harbour and King George Sound and on to Michaelmas and Breaksea Island's, this means you are bathed in the early morning sunlight as you prepare breakfast in the recently renovated kitchen, or enjoy your morning coffee in the substantial living area or perhaps sit out on your private balcony.

The home is versatile in its design. Downstairs there is a completely self-contained unit with another brand-new kitchen, living space, bathroom and bedroom, perfect for your parents, teenager or as an additional income source if rented out short stay.

Upstairs there are another 4 bedrooms all with built in robes plus an office, a family bathroom complete with heated towel racks and of course there is an en-suite with a bath. You will also be able to relax in the sunroom in addition to the main living spaces and get creative in that wonderful new kitchen. Full of cupboard space and quality appliances that include a 900mm oven and possibly the quietest range hood known to man.

Power bills will become distant memories with 25, yes! that's 25 solar panels that are only 3 years old.

The versatility of this property does not stop with the home. Outside, clever landscaping means the original driveway that provided access to the rear of the home can be re-commissioned for more parking or perhaps space for a workshop.

There is a double lockup garage with automatic doors and enough room for a further two car bay parking if needed and racking to keep the surfboards, fishing or snorkel gear you are going to need.

This property is beautifully presented throughout, full of light and is designed to allow for a family who need the room to do different things at the same time or for the empty nesters who love having family around on a regular basis. It is also pet friendly with a Ritz style cat run.

If you are from out of Albany and would like to join one of the best lifestyles on offer in Western Australia this is the quintessential "Sea Change" property and will deliver you enough room for everyone inside and space for the gardener in you on the outside.

Lots to like about this home with the current owner fastidious about its maintenance, an inspection will not disappoint.

For your personal viewing please contact Lorraine Stevenson on 0417 183 688 or Jeremy Stevenson on 0427 183 688.

5 BED | 3 BATH | 2 CAR

PRICE:
\$550,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN



UPPER FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

All enquiries must be directed to the agent, vendor or party representing this floor plan.