



# FOR SALE

## WELCOME TO THE OLD STATION HOUSE!

A grand old lady who has lovingly been restored to her former grace and beauty.

Originally home to the first railway station master, this splendid home boasts soaring ceilings, beautifully polished jarrah floorboards, original deep skirting boards and picture rails with an impressive 8-metre-long hallway. The old-world charm blends perfectly with today's modern lifestyle, retaining the dreamy and romantic feel of this very special property.

What will you make it? A warm home, a gallery, tearoom or bed & breakfast? The opportunities abound within this incredibly versatile beauty.

Homes from circa 1900's filled with delightful stories and interesting history might not be everyone's cup of tea (hold that thought) but oh my goodness, a beloved treasure like this could change your mind forever, so allow me to explain the enchantment - and golden opportunity...

Below is a short summary, for those only interested in the facts, followed by a short history of this home's place in the story of Mt Barker.

- The house was built circa 1900, so it's about 120 majestic years old
- The fully enclosed block is a very decent 767 m2 with cottage gardens in the front and lawns at the back
- Polished jarrah floors and lofty high ceilings
- Original jarrah picture rails and deep skirting boards
- It's in an extremely good condition and has undergone extensive, yet sensitive renovations in keeping with its status and era
- No, it's not heritage listed
- There are 8 "rooms" in total which can be configured to suit your requirements: formal lounge, bedroom 1, kitchen, bathroom with toilet, separate toilet, bedroom 2, 3rd bedroom or dining room or 2nd living area, large open space next to kitchen (good for casual dining area) and a laundry/storage area. (See rough pic under floor plans for the layout). You also have a big front patio, a large bricked side patio, a lovely backyard and a few small, old sheds.
- The bathroom is wheel-chair friendly
- The gorgeous central hallway is roughly 8 meters long by 1.5 m wide, typical of this dreamy, bygone era
- The property is situated next to the carpark that leads to the well-maintained Memorial Park on

2 BED | 1 BATH | 0 CAR

PRICE:  
\$219,000

OPEN FOR INSPECTION:  
N/A

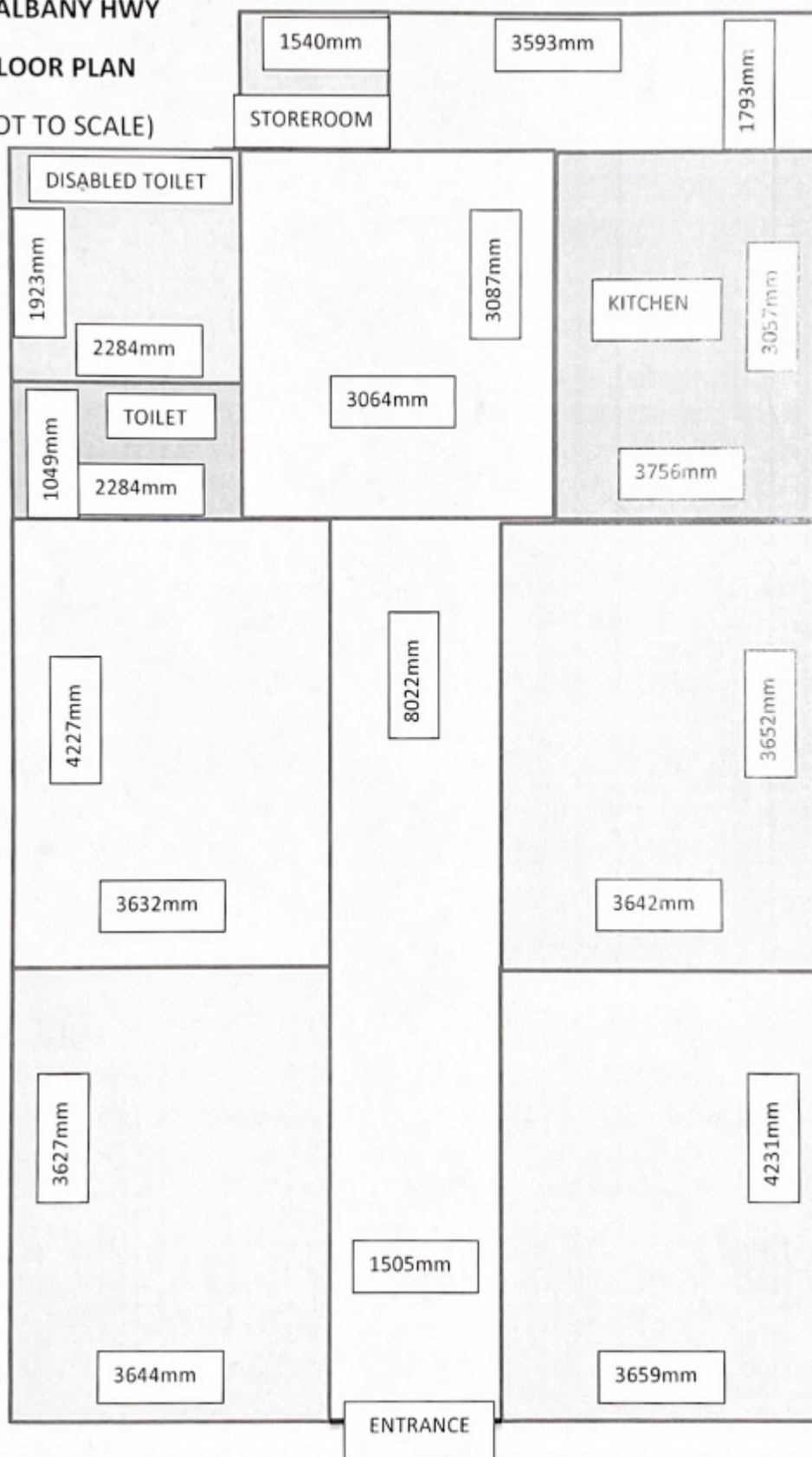


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11 ALBANY HWY

## FLOOR PLAN

(NOT TO SCALE)



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.