



SOLD

RARE OPPORTUNITY IN PRIZED MIDDLETON BEACH

Very appealing, 1997 built brick veneer 2x1 cottage home with iron roof sits quietly atop an easy care, 319m² rear lot in the heart of tightly held Middleton Beach.

Behind a low white picket fence and off a small verandah providing a covered link to secure garaging is the formal entry to the home. This light filled vestibule spills out to a carpeted living room, with passage way to the sleeping zone off to the right and additional living areas off to the left.

The living room flows into a dining area and super delightful, sun drenched outdoor patio at the north east corner of the home. This is where winter warmth is sucked into the home and rear access to the garage/storeroom is provided for.

A galley kitchen equipped with gas stove top, electric oven and double sink under an east facing window links the dining area to spacious laundry and service area at the rear of the home.

Fixtures and fittings throughout the home are adequate, but ready for an update. Bedrooms have built in robes, the bathroom is generously proportioned and a separate WC ensures convenience for residents and guests alike. Mains gas heating is in the lounge.

There is a pretty garden with lawn and birch trees at the front, raised beds and paved pathway at the back, plus access to the garage and storeroom via personnel door off the patio.

Common property driveway entry to the property is sealed and passes the adjoining front strata lot. Right of carriageway easement over the neighbouring lot improves access to the property.

Please do be quick to check out this gem. It is in a highly sought-after area of Albany and is sure to set someone up for a good few years to come.

2 BED | 1 BATH | 1 CAR

PRICE:
\$455,000

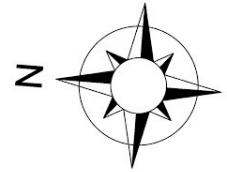
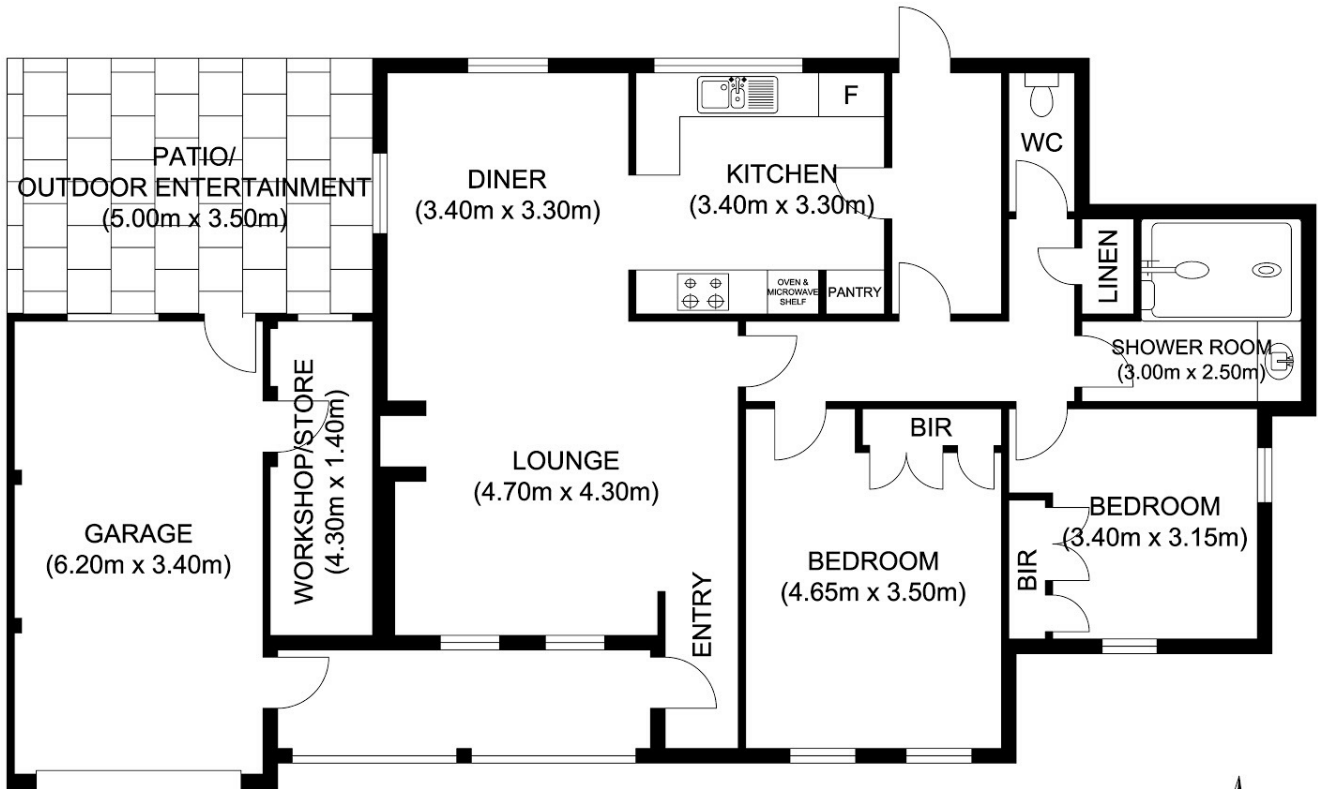
OPEN FOR INSPECTION:
N/A



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TOTAL APPROX FLOOR AREA (AREA 123.82 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Approximate Floor Area
(123.82 sq. m)

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.