



SOLD

QUINTESSENTIAL HOLIDAY SHACK

Have you ever dreamed of owning one of few incredibly unique and authentic little holiday cottages in beautiful Peaceful Bay? Here is your chance if so!

Not far from the beach is an original, timber framed 3x1 cottage with newish iron roof waiting for new owners.

It features a fabulous and slightly elevated, wrap around veranda with screened view through peppermint trees to Fifth Avenue. Formal entry is off the veranda into the lounge on the west side of the cottage. 'Rear' entrance is via the laundry into the kitchen on the south side of the cottage.

The modest kitchen is big enough to cook up a hearty breakfast or rustle up a salad to go with the freshly caught fish for the gang. It is equipped with a single sink, upright 4 burner electric stove and space for a fridge.

A dining nook off the kitchen flows through to the lounge, and then a passageway with three bedrooms spilling off that. Two are part of the original build, the third has been added by current owners and ensures plenty of additional space for the kids and their 'hangers on'.

The laundry is fitted with sink and has ample space for both a washing machine and a second fridge, a freezer or dishwasher. The bathroom is off the laundry and has a shower, hand basin and WC.

Covered timber floorboards are waiting for a show and shine. Ceilings and walls are ready for a refurb. External fibro cladding could be refreshed with some paint.

On the west side of the cottage is a deep double carport with concrete floor is enclosed with lattice and provides space for the boat you leave behind between fishing trips. It also provides lock 'n' leave security for the gas bottles, pressure pump and instant gas HWS.

Two rainwater tanks supply more than 10,000L potable water to the cottage. Sewer is septic. Council bore water supply is connected to the garden and WC.

The cottage is located on state owned, leasehold land which is managed by the Shire of Denmark. The current 21yr lease commenced in July 2010, with rental set at \$1100pa.

3 BED | 1 BATH | 2 CAR

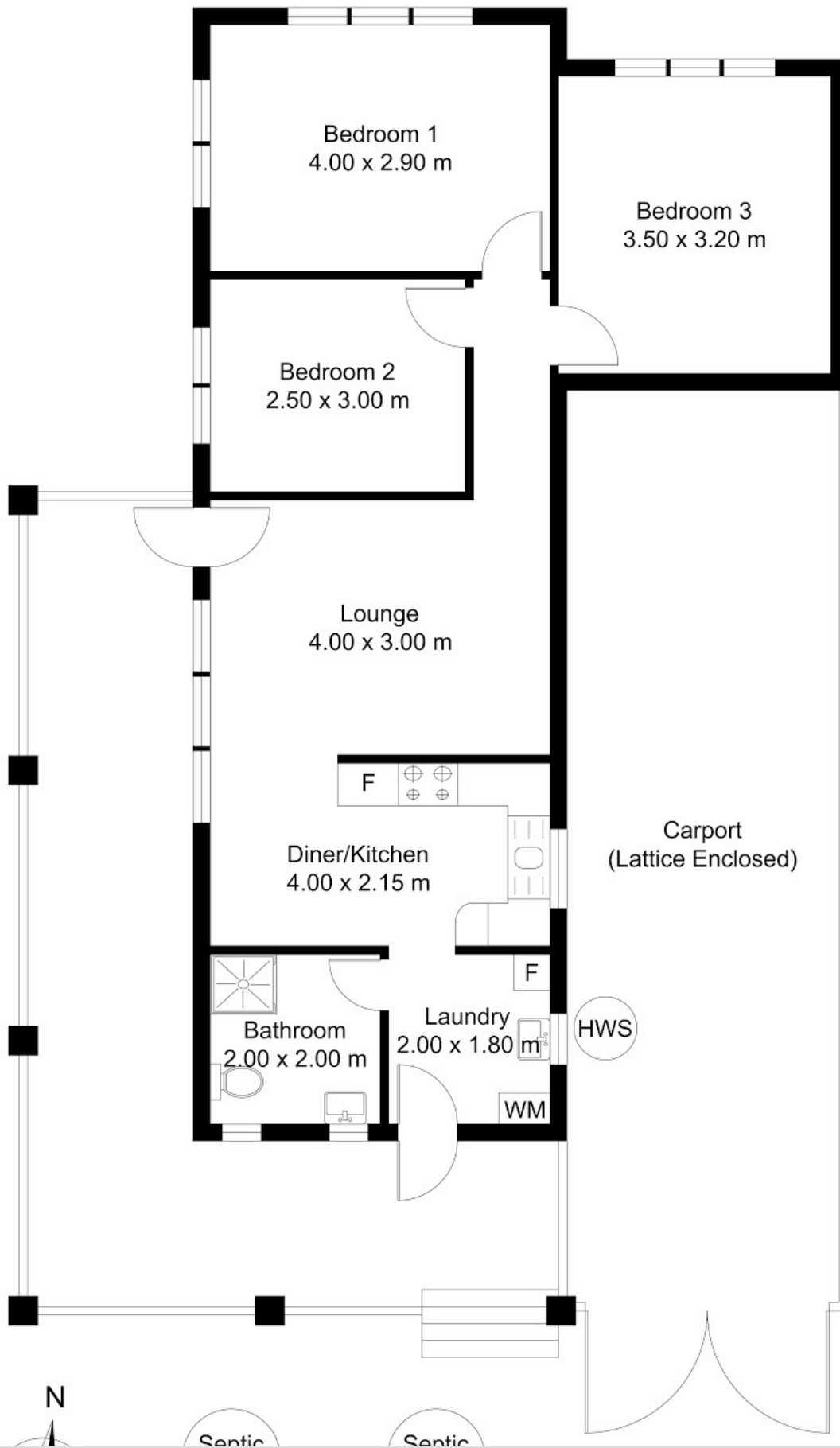
PRICE:
\$220,000

OPEN FOR INSPECTION:
N/A



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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.

Approximate Floor Area
(63.35 sq. m)

TOTAL APPROX FLOOR AREA 63.35 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only.

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