



SOLD

LITTLE GROVE HOLIDAY SHACK

Entry level properties in sought after coastal suburbs don't come along too often, and this little love shack or cheeky investment in idyllic Little Grove is no exception to the rule!

North facing and built in the 1960s, this 3x1 fibro home with new roof, insulated ceiling and tile fire is on a decent sized, sewerred and protected lot in one of the most restful, scenic harbour suburbs in Albany.

Entry to the home is off the carport or protected patio at the rear of the home. Inside is open plan living, with winter light spilling into the lounge from the north and flowing all the way through to the kitchen/dining area on the south side of the home. In summer, when the sun is overhead, all is cool and protected.

A central passage off the living area provides access to three bedrooms (the main with built in robes), a bathroom (with shower over bath and vanity), a laundry (also with direct access to the rear yard) and a separate WC.

The large, restful and shady rear yard provides a great space for hanging out with friends after a day of wind or kite surfing, boating, sailing or fishing on the harbour, or enjoying a round of golf nearby. Out front, peppermint trees offer privacy from the street and a haven for local birdlife.

Popular Little Grove Primary School are less than a kilometre away. So too is the local corner shop with fuel, bottle shop and essential supplies. The CBD is a lazy cycle or short 19km drive away along the edge scenic Princess Royal Harbour.

Please call to arrange a private viewing or attend a schedule home open to view.

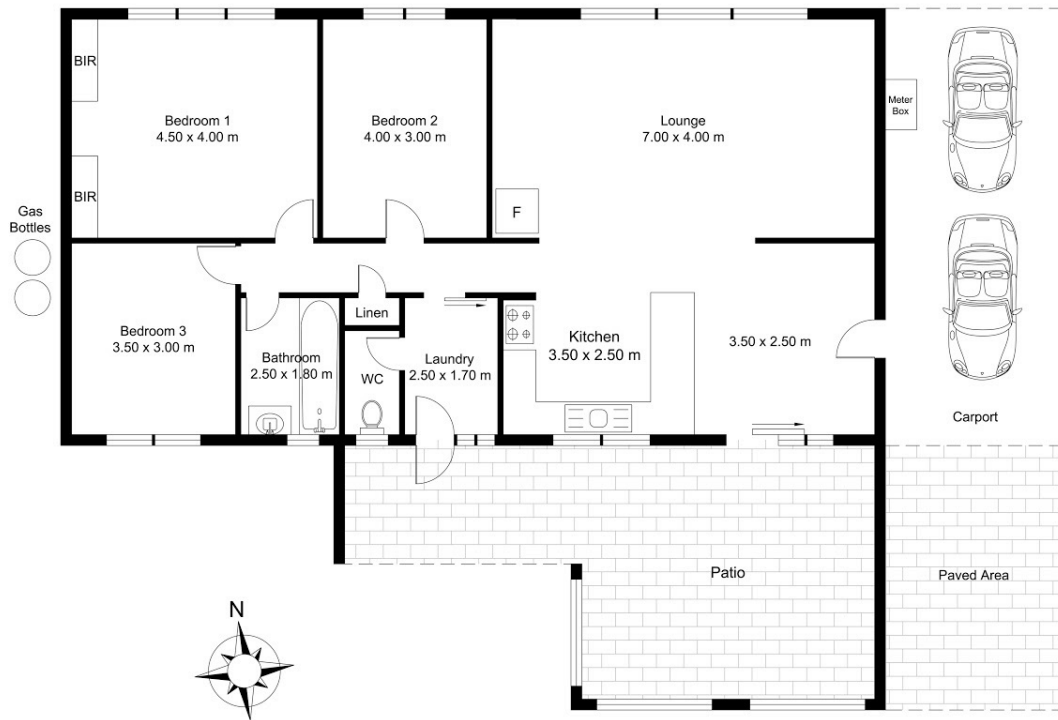
3 BED | 1 BATH | 1 CAR

PRICE:
\$280,000

OPEN FOR INSPECTION:
N/A



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Approximate Floor Area
(111.72 sq. m)

TOTAL APPROX FLOOR AREA 111.72 SQ. M
Measurements are approximate. Not to scale. Illustrative purposes only.

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.