



SOLD

LOTS OF EXTRAS

Tucked away in a quiet street, opposite a bush reserve and with water glimpses down the street to King George Sound, is a very thoughtfully refurbished north facing 1960's cottage home seeking equally savvy and inspired new owners.

Upgrades include solar panels, two fantastic outdoor living areas, renovated kitchen with pantry and gas cooking, new bathroom with spa and second toilet, wool insulation in the ceiling and wrap on re-clad walls, security doors and window screens throughout, outdoor security lighting, and even plumbing in place for utilising your own rainwater supply.

Also within the home are two generously proportioned bedrooms - one with French doors to the front deck and the other with its own WIR – plus a cosy lounge with cute pot belly fire plus and reverse cycle air-conditioning for extra winter warming and summer cooling.

At the rear of the home, a shed has been lined and converted to a substantial and secure studio/workshop, home office or private retreat fitted out with electrical and IT connections, built in storage, pot belly fire, R/C aircon, a sturdy workbench and a north facing verandah.

Concrete aggregate parking for at least two vehicles adjoins the front deck and provides a direct link to ramp access at the front of the home. Down the east side of the home, it provides vehicular access to the rear of the potentially subdivisible 728m2 R25 zoned lot.

Close by to beaches, medical facilities, local shops and the CBD, this little home in a suburb that is being rapidly gentrified has a lot to offer a range of prospective buyers. Viewing will be by appointment only and arranged well in advance to meet the needs of an existing and very happy tenant.

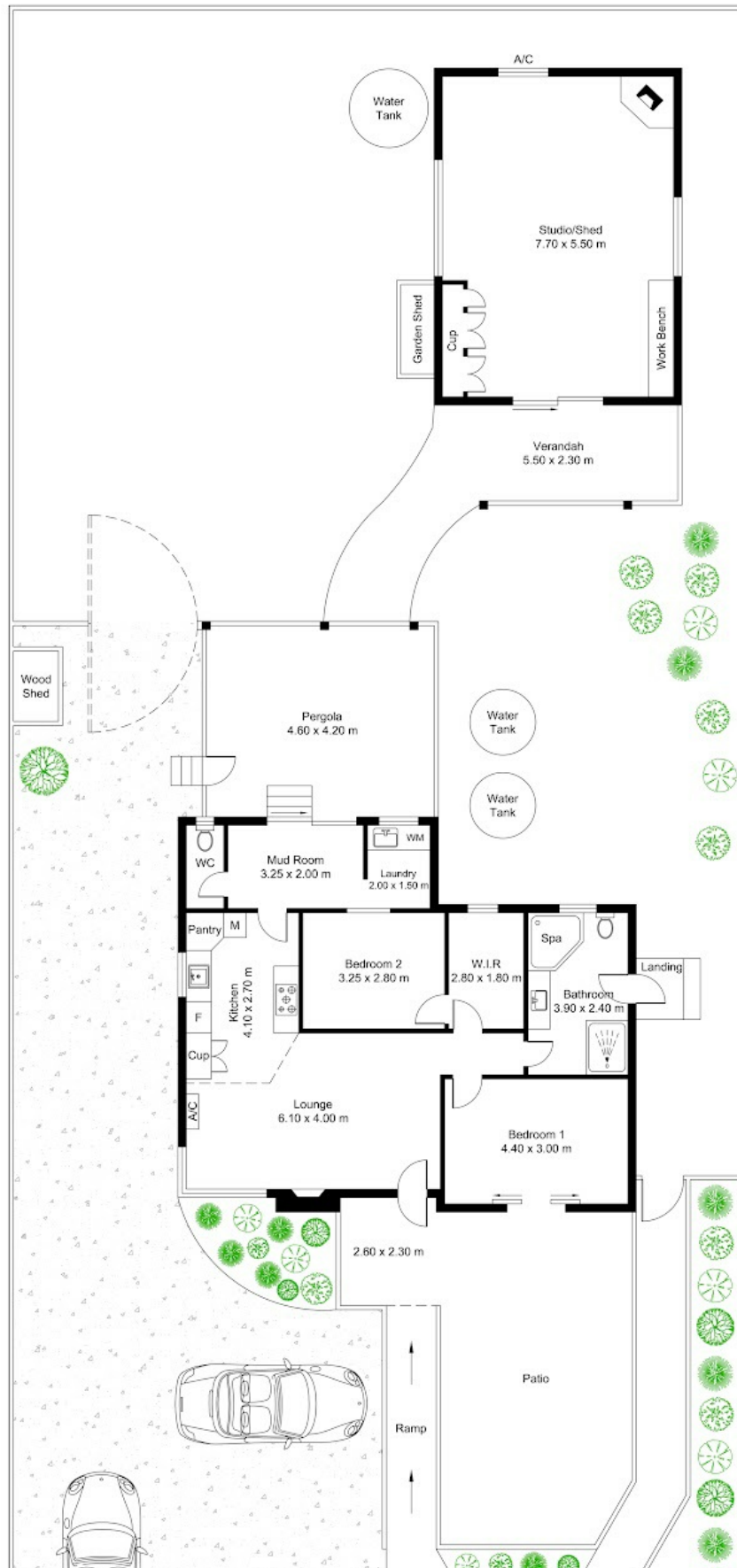
2 BED | 1 BATH | 0 CAR

PRICE:
\$345,000

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.

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Approximate Floor Area
 (127.43 sq. m)



TOTAL APPROX FLOOR AREA 127.43 SQ. M
 Measurements are approximate. Not to scale. Illustrative purposes only.

