134 BUSHBY ROAD, LOWER KING, WA, 6330









SOLD

RURAL RESIDENTIAL LIFESTYLE PROPERTY

Set back and private from the road in popular Lower King is a sturdy home with country character, wide verandas, shady pergolas and huge outdoor entertaining area overlooking an idyllic rural view to the west. A perfect spot from which to enjoy country living, harbour fishing, bushwalks and beautiful south coast beaches.

NW facing and built in 1984, the 3x2 brick and iron home forms the main section of a single house and shed complex. Adjoining the home, at its southern end, is a new 2 bay carport. At its northern end is a large 4 bay garage/workshop, with an adjoining studio space, teen retreat, home office or granny flat on its west side, and a garden shed adjoining it on its east side.

Out in the garden, there is plenty of space for growing vegies, a chook pen waiting for its first hens and fruit trees scattered throughout on the lower side of the house. There is plenty of space for dirt parking, turning vehicles and access to the paddock beyond the house on the higher entry side of the house.

The paddock is fenced, grows a good cover of winter medics and summer kikuyu, and is perfect for a few pets or sheep. Agist or share it with neighbours, like the current owner does, if you'd rather not manage it yourself. Mains water supply could be supplemented with a soak in the natural drainage line flowing through the middle of the paddock.

The home itself is cosy and features a full width granite wall and fireplace in a large living room. This room links back to a central kitchen/dining area, the active hub of the home. Both have high ceilings and fabulous access to outdoor living. The kitchen has gas stove top, electric oven, dishwasher, double sink, and pantry.

Beds, bath, and laundry are off a central passage at the other end of the home. The main bedroom has ensuite and WIR. Family bedrooms have BIR. The bathroom has separate bath and shower. There is a second WC off the laundry.

Mains water supply and bottled gas is connected. Sewer is septic, water rates approx. $250pa, council rates approx. $2165pa and NBN is available.

There is a local shop, post office and liquor store nearby at Lower King. Great Southern Grammar and Bakers Junction are also just a few kilometres away. The Albany CBD is 15km

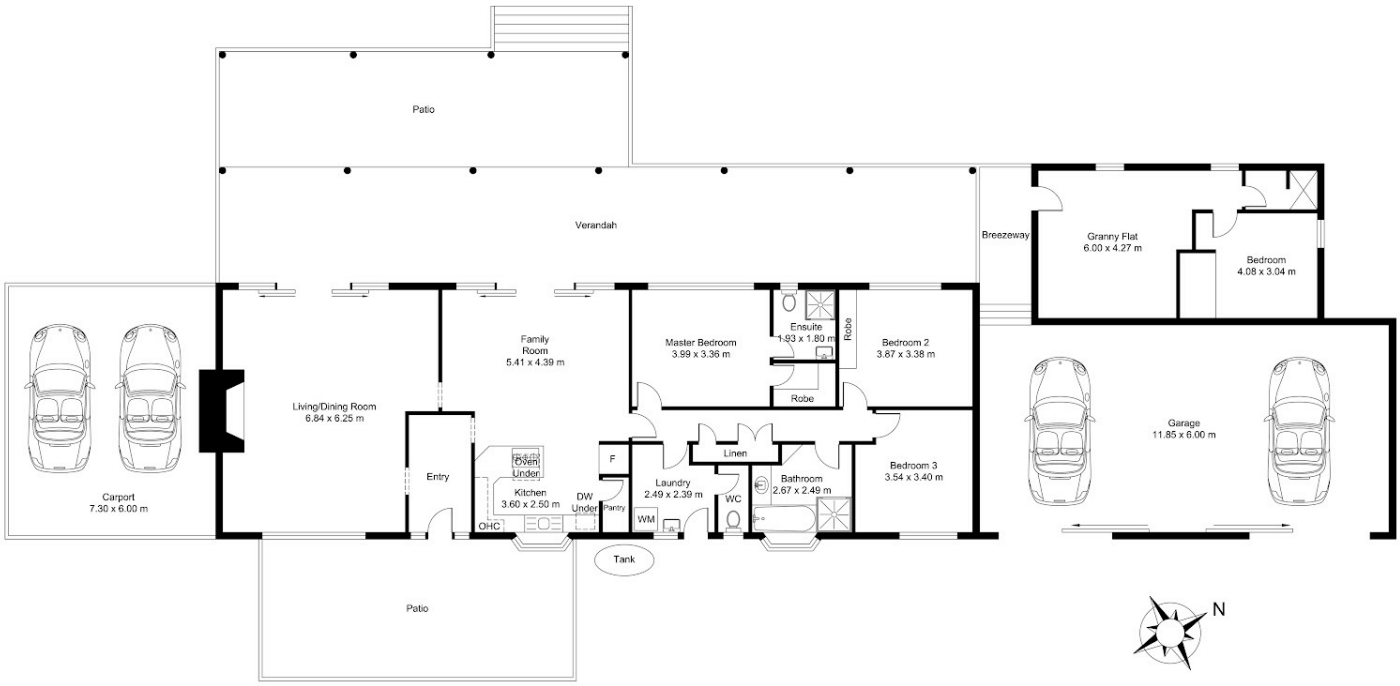
3 BED | 2 BATH | 6 CAR

PRICE:
$635,000

OPEN FOR INSPECTION:
N/A



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Approximate Floor Area
(261.83 sq. m)

TOTAL APPROX FLOOR AREA 261.83 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.

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