



SOLD

PERFECT HOME IN A PERFECT LOCATION

What a pleasure it is to introduce to you this east facing, 2008 built, single level 3x2x2 brick and iron home on its own 273m2 strata lot located within the inner circle of Albany. It is a beauty!

There are lots of good things about this home, and I'll start with the beautifully functional floor plan.

Double doors set back at the front of the home open into a wide entry. Here is direct access to the double garage on the right, the main bedroom suite on the left and a welcome wall opposite, which also provides the pivot point into a spacious open plan lounge/dining area to the right and hallway leading to central kitchen then family bedrooms and wet areas off to the left. So, great separation between main and family bedrooms, from bedrooms and the living area, and great separation of the traffic zone between garage and kitchen from bedrooms and living areas.

Out the back and off the living area, is a summer tranquil or winter warm outdoor patio and entertaining area. It has good external links back to a storeroom and garage down the north side of the home, or to the laundry and side access to the property down the south side of the home.

Within the unit complex itself, the unit shares boundaries with only two neighbours. Recreational facilities extending the full sunny north side of the property make the third and provide no interruption at all to northern light penetrating internal living area of the home.

Another thing I love about this home is its location. Walking to town is possible and there are cafes, a gourmet grocery store, nursery/giftshop and more within a 1km radius of the property. Over Middleton Road and up the hill is Mount Clarence and numerous bush walks. 3km to the east is beautiful Middleton Beach.

From here, we divert back to the home itself. The kitchen has a corner pantry, double sink, gas stove top with electric grill and oven under, space for a full-size dishwasher and a skylight overhead. The living area is defined by a coffered ceiling and catches bright northern light all year round. Bedrooms are all carpeted and with mirrored BI robes. There is a ginormous WI linen press/storage cupboard, plus a separate loo off the laundry. The ensuite too has a separate loo, and the family bathroom comes with an under-window bath.

Services to the home include R/C air-conditioning, instant gas HWS, NBN connection, water

3 BED | 2 BATH | 2 CAR

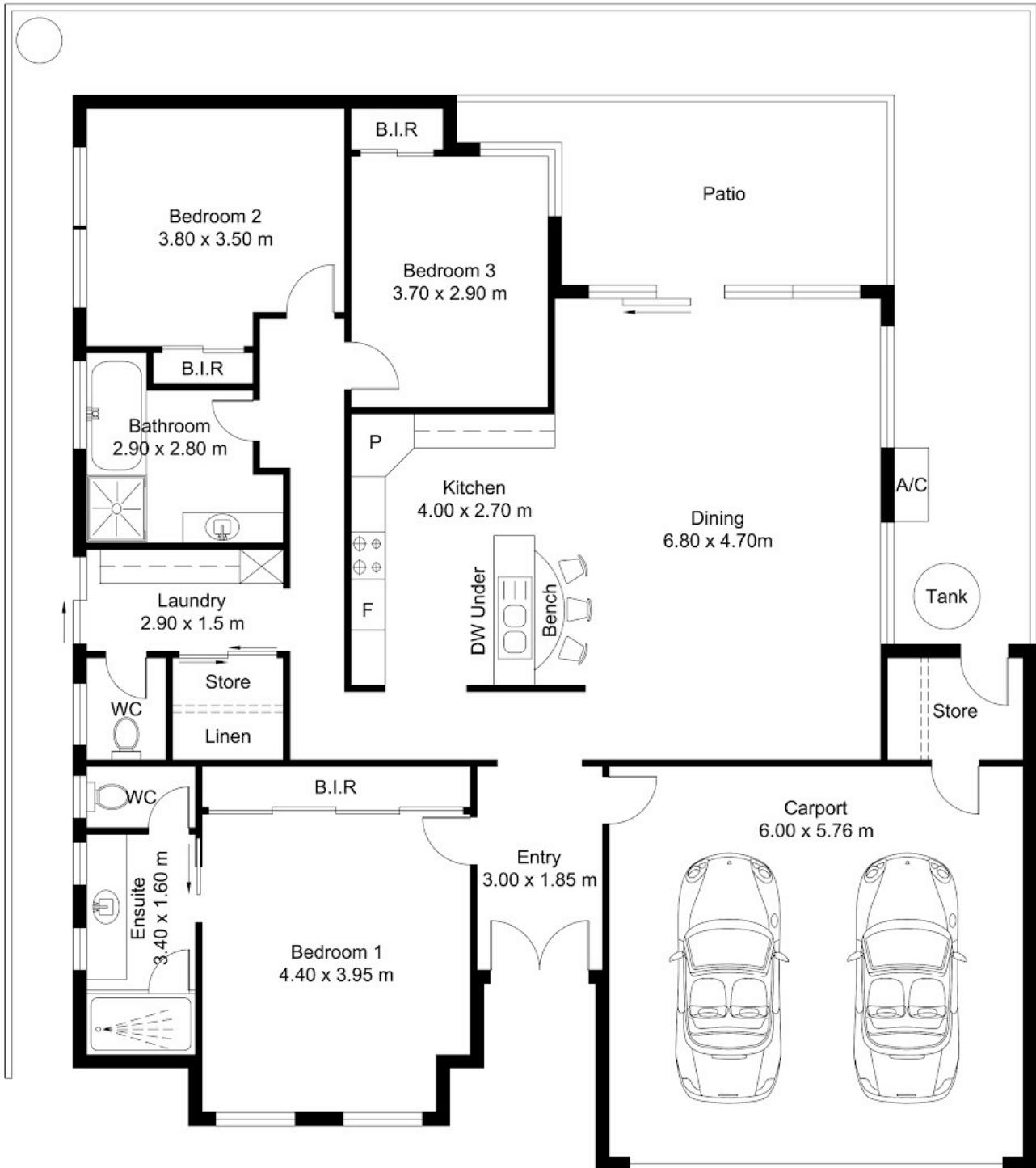
PRICE:
\$435,000

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.

(170.27 sq. m)

TOTAL APPROX FLOOR AREA 170.27 SQ. M

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



