97 RUFUS STREET, MILPARA, WA, 6330









SOLD

IF SPACE IS YOUR THING

Here you can play cricket, kick a football, store the boat, park a caravan, have some chooks, have a decent sized vegie patch, grow your own fruit, and still have space to grow a young family or to tinker in your own back yard!

Set forward on the lot, this 2150m2 freehold title property offers a sturdy 1970's 3x1 brick veneer and tile home with side access to a 10x6 (approx.) double garage/workshop and lovely grassy playing field at the rear. Beyond that is the bore, in its own little powered outhouse, and an orchard of young avocado trees not far off bearing productive amounts of fruit. And let's not forget there is also a very tidy chook house and a garden shed off to one side.

The house is tidy, functional, and ready for someone new to make their mark when they are ready. Off the front entry is a large living area with wood fire overlooking the elegant, raised deck providing the entry statement to the front of the home. On the other side of the living room is an adjoining dining/kitchen, with sliding door between the two for privacy and locking in winter warmth.

The eastern end of the house comprises the three good sized carpeted bedrooms, a bathroom and separate toilet off a passage incorporating a large linen press/storage cupboard.

Between the kitchen and bathroom is a wide laundry/mud room. It links internal living to the sweet spot of this home. A large, outdoor north facing paved patio which overlooks the spacious backyard, and which could easily be better linked to the dining area of the home for enhanced and modernized indoor/outdoor living and entertaining.

For tradies, families, first home buyers, life-stylers, downsizers and even ex-farmers, this property is certainly big on space and packed with potential. Just 10km from the CBD and at the quiet end of a culdesac street in a semi-rural part of town, privacy and tranquillity is assured while at the same time knowing that family amenities, a major supermarket, a pharmacy, fuel and liquor outlets, a high school and TAFE are just a short 2km away.

City rates are approx. $1929pa, water rates approx. $265pa, sewer is septic and there is a cost saving solar HWS on the roof.

Those who hanker for a comfortable home, growth potential and a big block will be impressed.

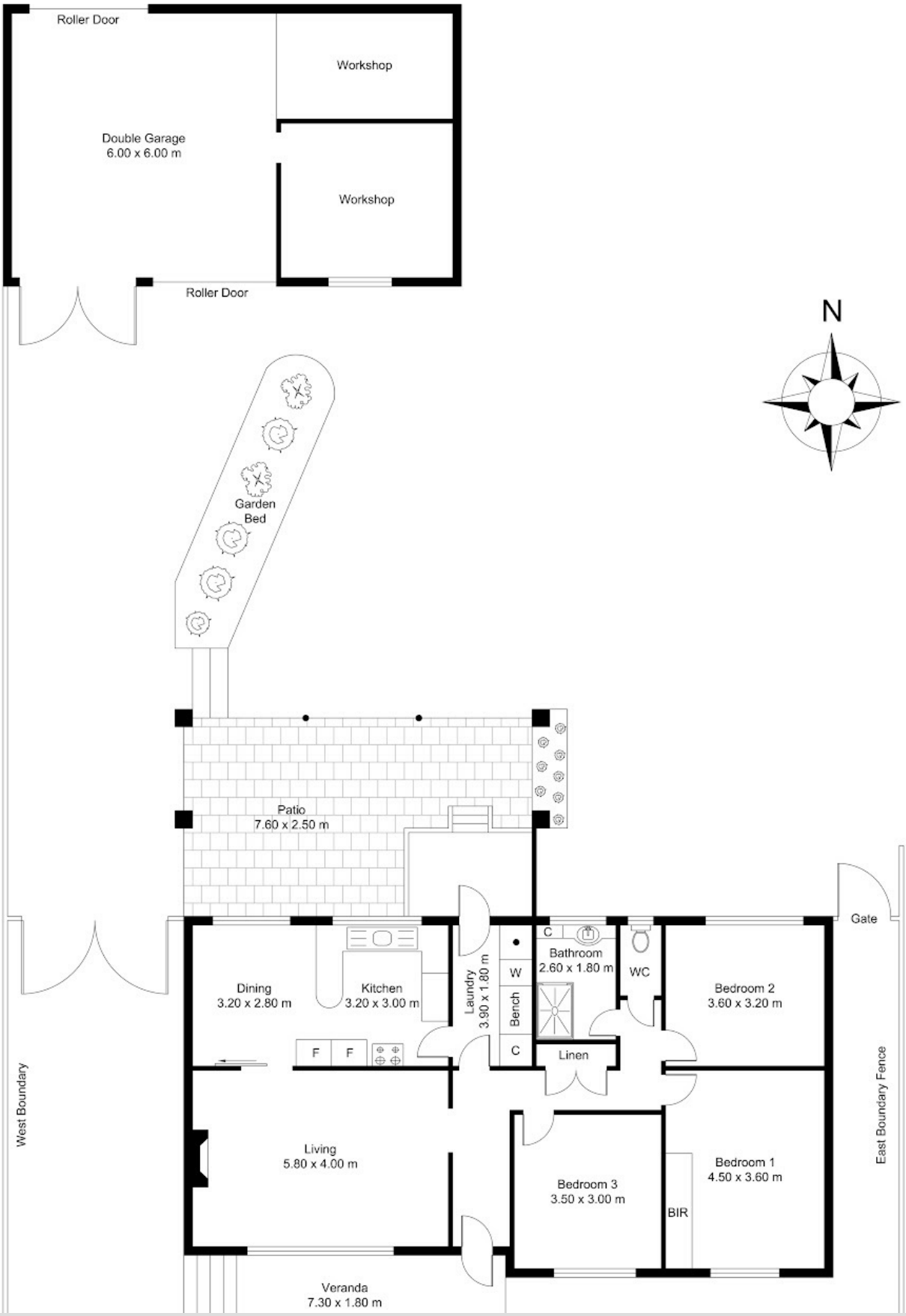
3 BED | 1 BATH | 2 CAR

PRICE:
$445,000

OPEN FOR INSPECTION:
N/A



Anne Brandenburg
0429413667
anneb@atrealty.com.au
annebrandenburg.com.au



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
(168.12 sq. m)

TOTAL APPROX FLOOR AREA 168.12 SQ. M

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

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@realty