



SOLD

AN AGE WHEN HOMES WERE CRAFTED

One of life's constants is the fact that replicas just never seem to hold a candle to the originals. This is never truer than in the world of housing. Homes built 100 years ago still stand today and will for another 100 years. But it's that charm, the true character and craftsmanship that seems too difficult to replicate and Evelyn House is the perfect example of this.

Built in c.1910 the solid brick home has withstood two world wars, more Australian Prime Ministers than most could possibly name and has been a sanctuary for some lucky people during that time. Constructed in a time when things were simpler, more deliberate and life was lived at a slower pace, Evelyn House delivers on all those old-world traits and charm.

On arrival you are greeted by a garrison of beautiful perfumed roses all lined up and are the perfect complement to the very English picket fence and corner gate. There is a wonderful area out the back to sit in the shade and while away a few hours with a good book.

The Federation Bungalow style home has some endearing features including high ceilings with ornate roses, picture rails, polished jarrah floors, high skirting boards, decorative wood finishes and a wraparound verandah with turned timber posts that faces East and North and is bathed in the morning sunlight.

Our modern society complements this with all the necessary conveniences you could require in a home.

The location of the home is as you would expect from something built in 1910, an easy stroll to the CBD given there were virtually no cars in Albany at that time. You can even read the Town Hall clock from the living room! Another bonus located at the end of the street is the Farmers Market where you can buy the freshest of local produce, from there walk just another 150 metres and you are in the heart of Albany's café and shopping precinct.

The block itself provides options not often seen this close to the city centre. With 934 square metres available and set on the corner of Cuthbert Street, there is the added potential to subdivide at some future point. In the meantime the beautifully crafted home offers a double lockup garage with extra storage space, a grassed area for a game of bocce and plenty of parking for friends when they visit.

Currently zoned Residential R30/40 the home could be the perfect high class accommodation destination.

The house itself has 3 large bedrooms, a kitchen with breakfast/dining area plus a formal dining and a very generous light and bright living space as well as the traditional entrance hallway that tells you this is a heritage classic home.

There is a spirit in these older homes that does not live anywhere else, which when coupled with the knowledge that you are the owner and curator of a living piece of Albany's history, brings a

3 BED | 1 BATH | 2 CAR

PRICE:
\$910,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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27 Vancouver Street, Albany

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