17 ANDREW STREET, LOWER KING, WA, 6330









SOLD

BIG LAND LOT IN RESIDENTIAL ZONE

In the old section of Lower King is something quite unique. A north facing, 4 bed, 2 bath, brick/veneer and tile home on a large R5/R20 zoned 1.4ha lot. Something, I'd suggest, converts to a fantastic opportunity for someone with an eye on the future!

The house is substantial and distinctly 70's, with rumbled bricks and breeze block styling externally. Internally, there is a sunken lounge with wooden balustrade and exposed beams, violet tones in wet areas, and a maze of kitchen pantry nooks and crannies for sorting out. 3rd loo is a bonus.

Outside is a double carport with remote tilt-a-door, a giant games room (approx. 13x5m), a shed (approx. 9x7m) with concrete floor, a supersized garden shed, a fully fenced yard which encloses the entire house/garden/shed area, and a separate paddock for your horse, sheep or other favourite 4-legged friend.

Added to this are benefits that the property is a mere stone's throw to the Lower King Store, Post Office and Bottle Shop, it is mightily close to Oyster Harbour boat ramps and foreshore facilities, it is just a short drive to Grammar School, and is only a 15min drive to superb beaches or the Albany CBD. What more could you want?!

3 phase power and mains water supply connections at the SW corner of the property extend along the southern boundary to the house. City rates are approx. $2212pa and water rates approx. $265pa. Bottled gas services a new stove in the kitchen. There is a wood fire in the lounge and solar HWS for sustainability.

Plenty of promise oozes from this property, despite looking a bit rough around the edges. Away from main roads and privately nestled into a relatively undeveloped and bushy locale of a popular residential locale close to harbour, beach and local shopping facilities will suite a growing family, a tradie with lots of work gear to store, a home-based business operator or someone who doesn't like feeling hemmed in. Plus, there's the residential zoning and big block that will interest someone with an eye out for the future.

This property is bound to delight. Please call to view. I'm sure you will be impressed.

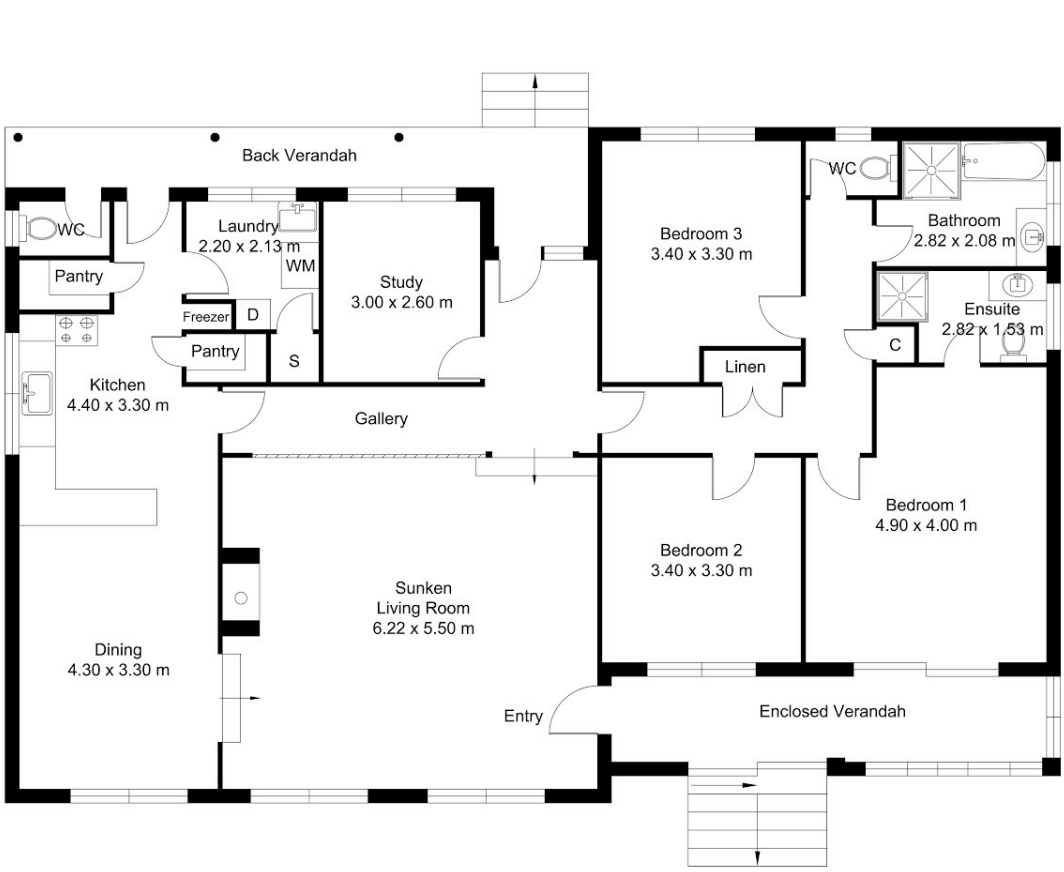
4 BED | 2 BATH | 2 CAR

PRICE:
$590,000

OPEN FOR INSPECTION:
N/A



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Approximate Floor Area
(155.85 sq. m)

TOTAL APPROX FLOOR AREA 155.85 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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