



SOLD

RESIDE - LOCK AND LEAVE - RENT

In the heart of the development prong of Albany and within meters of the Bayonet Head shopping centre are two sturdy, well-maintained 1990 built, 3x1 brick/veneer and tile units ripe for the picking.

Solid as rocks, these units are two in a complex of four. Unit 4 adjoins Unit 3 on the north side of the common property driveway, and is closest to the street front.

From a floor plan perspective, the units are mirror images of each other. Unit 4 presents to the central driveway with garage on the left and front veranda on the right.

Entry to the unit is off the neat and tidy front veranda. Once inside, a step forward gives way to an upward flight of stairs leading to a carpeted sleeping zone. A step down gives way to a tiled, open plan living/dining area, which leads through to a kitchen, laundry, carpeted bed 3, separate loo and sliding door access to rear veranda and courtyard beyond.

Upstairs, the main bedroom has a distant view to toward King George Sound in the south, plus a north facing 2nd bedroom, a bathroom with shower, bath, vanity and a WI storage cupboard, and a separate WC.

Rooms throughout are generously proportioned. The kitchen has a new upright stove, plenty of bench space, a pantry cupboard, space for a big fridge and plenty of northern light flooding through a window over the sink. Additional BI storage is in the laundry and a WIR off the main bedroom. Bottled gas links to gas cooking, heating and instant HWS.

City rates are approx. \$1869pa and water rates approx. \$1465pa. Strata fees are not payable, although there is shared commitment to insuring and maintain the CP driveway. A fixed term tenancy is currently in place.

Viewing is by appointment only and can be arranged to include a visit to Unit 3, the adjoining rear unit which is also for sale.

3 BED | 1 BATH | 1 CAR

PRICE:
\$330,000

OPEN FOR INSPECTION:
N/A

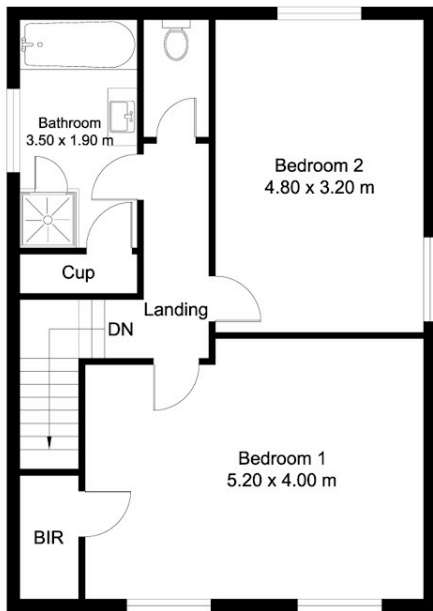


Anne Brandenburg

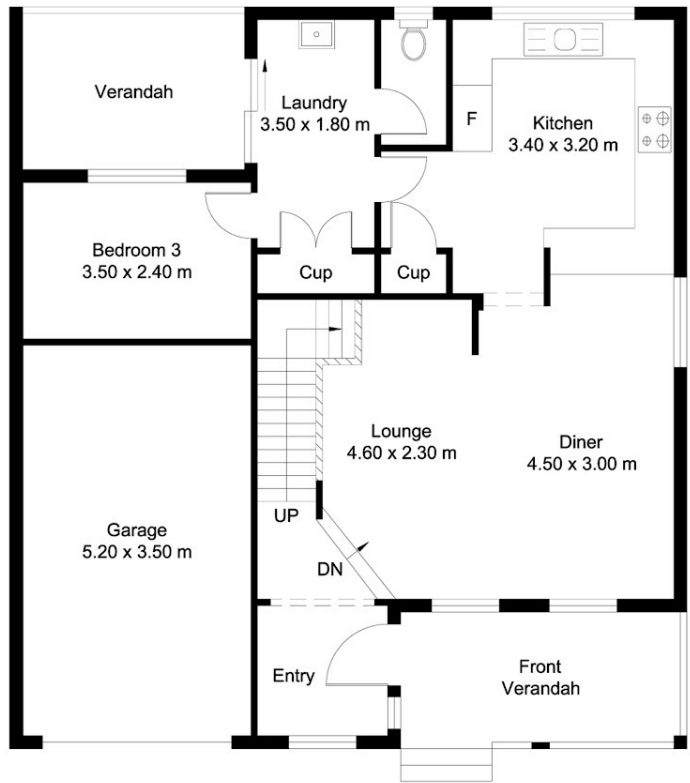
0429413667

anneb@atrealty.com.au

annebrandenburg.com.au



Upper Level
Approximate Floor Area
(55.18 sq. m)



Ground Level
Approximate Floor Area
(91.76 sq. m)

TOTAL APPROX FLOOR AREA 146.94 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.