



SOLD

RESIDE, LOCK AND LEAVE, OR 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. Units 3 and 4 sit adjoining each other on the north side of a common property driveway.

From a floor plan perspective, the units are mirror images of each other. Unit 3 sits privately at the rear of the complex and presents to the central driveway with front veranda on the left and a garage on the right.

Entry into the unit is off a shady 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 carpeted open plan living/dining area, with a tiled kitchen, laundry, separate WC, carpeted bed 3 and sliding door access to rear veranda and courtyard beyond that.

Upstairs is the main bedroom with roof and tree top views south toward King George Sound, a north facing bed 2, a bathroom with shower, bath, vanity and a WI storage cupboard, and a separate WC.

Rooms throughout are generously proportioned. The kitchen has an upright stove, plenty of bench space, 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 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. Fixed term tenancy is due to expire in mid November.

Viewing is by appointment only and can be arranged to also include a visit to Unit 4.

3 BED | 1 BATH | 1 CAR

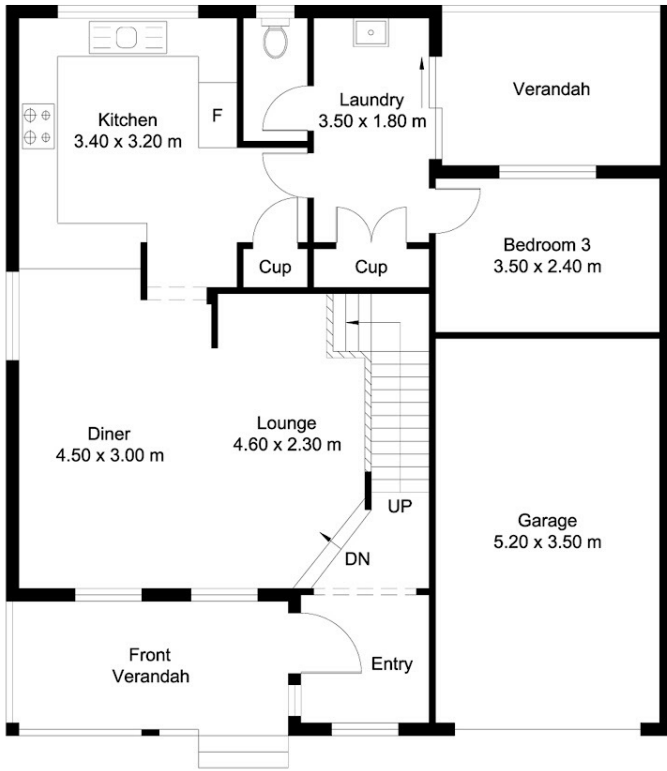
PRICE:
\$330,000

OPEN FOR INSPECTION:
N/A

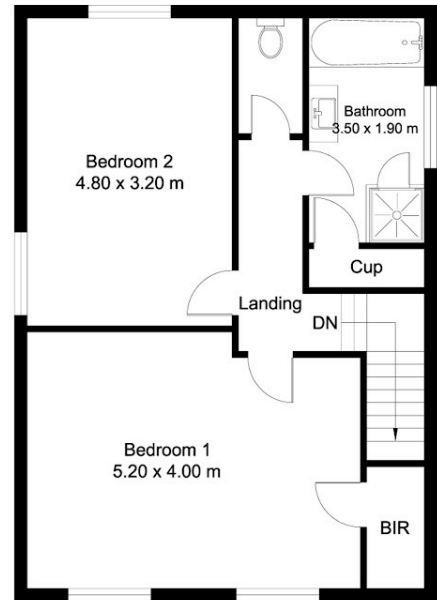


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Ground Level
Approximate Floor Area
(91.76 sq. m)



Upper Level
Approximate Floor Area
(55.18 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.