



SOLD

AN OPPORTUNITY NOT TO BE MISSED!

It's rare finding anything to buy in popular Mira Mar around this price category – especially when it's a solid home with gorgeous jarrah floors and high ceilings on a large block of 972 square meters.

Note: To view 100+ photos of this property from all angles, please copy this link to my own website: <https://www.jessadamsrealty.com.au/properties/40-nelson-street-mira-mar/>

The simplistic layout of the block allows for very easy subdivision past the side of the home, ensuring appeal to a wide range of buyers including first home buyers, downsizers, rental investors and developers.

The large backyard and a big double garage/shed with a concrete floor and electricity – roughly 8x5 m2, would be attractive to tradies or people who like to tinker. There is plenty of space for a caravan and/or boat.

It's a highly appealing proposition whether you're interested in the lifestyle or profit angle, the superb location near town and the beach with medical amenities just around the corner - plus it falls in the popular Albany Primary School zone.

What you need to know:

- Solid 1972 built home on a large 972 m2 block
- Easy subdivision potential – 46.4m sides and 21m front and back
- Gorgeous jarrah floors throughout
- High ceilings
- Spacious lounge with a fireplace and reverse cycle air conditioning
- Older style kitchen with freestanding stove
- Older style bathroom with a bath and shower
- Large laundry with a wash trough and separate toilet
- North-facing, private back patio catching the winter sun
- The high patio can be used as a carport
- Double garage/shed with a concrete floor and electricity
- Small storage shed

3 BED | 1 BATH | 2 CAR

PRICE:
\$430,000

OPEN FOR INSPECTION:
N/A



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