



SOLD

GORGEOUS HOME AND A HUGE SHED!

This light, bright and airy home is full of surprises and offers a lot more than meets the eye!

A picture paints a thousand words, so to see all 72 pictures of the home and shed, please copy/paste or type in this link to my website: <https://www.jessadamsrealty.com.au/properties/13-boundary-street-mckail/>

Built in 2017, so only five years old, it offers a modern family lifestyle with a large open plan kitchen/dining/lounge area, a private master suite, two high-quality bathrooms, two good-sized bedrooms with built-in-robos, and a neat laundry at the back of the home.

This home also offers fantastic entertainment options in the secure backyard, where you'll find a gorgeous under-roof deck at the personal access door of the massive shed. Not only is this weather-protected area ideal for entertaining friends and family, but a lovely spot to enjoy a family breakfast or a leisurely meal while watching the kids and pets play in the yard.

The sizeable 9x6m shed will get most people very excited! It provides extra parking for a car or two, but it can be used as an indoor entertainment area with loads of space left for storage and tinkering.

The single drive-through carport allows for under-roof parking and easy access to the shed when needed.

This home will attract a lot of buyer types - including singles, newlyweds, small families, retirees, and investors, so don't delay viewing.

Qualified buyers are invited to book a viewing with Jess as soon as possible. I think it's evident that this lovely home won't be on the market for very long.

What you need to know:

- 2017 built, modern 3x2x2 home in a popular area close to town, block size 518m²
- Private master en suite with BIC, gorgeous shower, toilet and basin at the front of the home
- Large open plan lounge/dining/kitchen on entrance
- Neat kitchen with lots of bench space and cupboards plus a breakfast bar
- A big free-standing fireplace in the lounge provides all the heating you will need

3 BED | 2 BATH | 2 CAR

PRICE:
\$410,000

OPEN FOR INSPECTION:
N/A

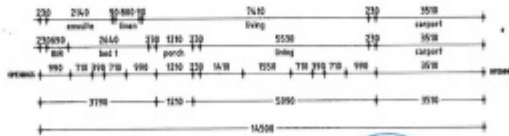
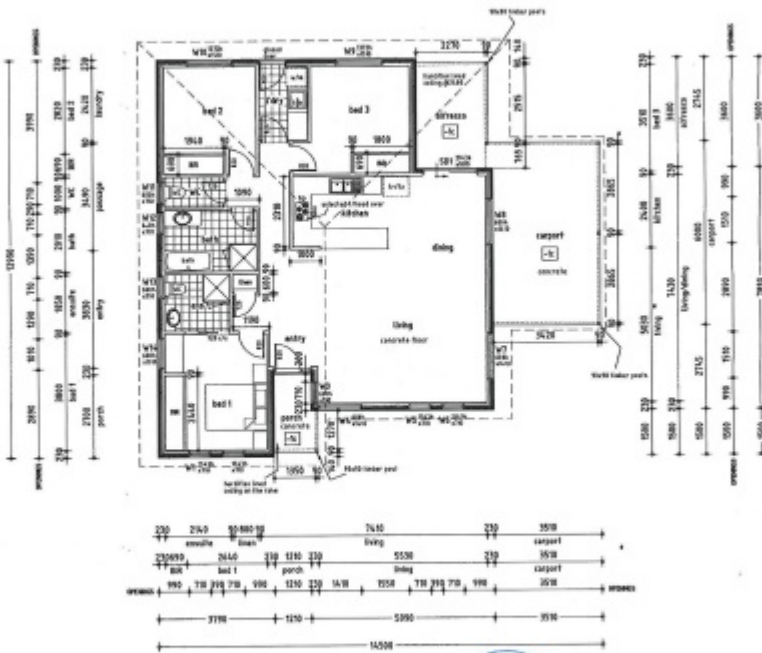
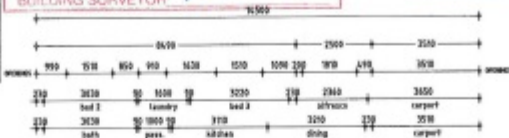


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Date 25 NOV 2016 EPA 16 00 91



- NOTE:**
- Walls built to external walls with insulation
 - Walls insulation to ceiling
 - Roof to be Colorbond medium colour
 - All glazing Single Clear in aluminium frames
 - All glazing to be AS 2047 compliant
 - Exhaust Fans to be sealed



- Selections:**
- Roof Colour:
 - Gutter Colour:
 - Facade Colour:
 - Window Frame Colour:
 - Additional Details:



AREA:	
LIVING	121.5 sqm
CARPORIT	21.1 sqm
ALFRESCO	9.3 sqm
PORCH	3.4 sqm
TOTAL	154.3 sqm

Floor Plan
Scale 1:100

PROPOSED RESIDENCE FOR L. CHART AT LOT 296 BOUNDARY STREET, MCKAIL		FLOOR PLAN DRAWN BY J & TW DEKKER 70 800 100 ALBANY WA 6170 07 0428 191 016		Scale 1:100
Drawn rr	Page # 2	Date 05-11-2016		

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.

