



**SOLD**

## BEAUTIFUL CHARACTER HOME IN CENTRAL ALBANY

Beautiful two storey timber cottage style 3 bed, 2 bath home located on a 741m2 lot is just 2 mins walk away from historic Stirling Terrace and central Albany.

Thoughtfully designed and immaculately detailed, this 2010 built home revolves around an original 1920s workers cottage where original features have been retained, transformed, or enhanced into a bespoke period style home filled with the comforts of modern living. Just stunning!

Downstairs, a wide north facing veranda extending the width of the home provides stately entry and winter warm or summer cool relaxation points to the home.

Formal entry is centrally located. Off this, a dining area with two family bedrooms and bathroom is to the left, a grand staircase and a cosy living room to the front, and kitchen leading to a gorgeous weather protected wide veranda wrapping the south west corner of the home to the right. Informal entry off the verandah is via French doors into mudroom/laundry.

Upstairs is a beautifully sunny main bedroom suite with separate living. Both have views north and south and share an exquisite balcony overlooking Lawley Park to Princess Royal Harbour. An ensuite with clawfoot bath, pressed metal detailing and underfloor heating is via WI robe off the bedroom.

Many period features make this a very special and comfortable place to live. A tiled fireplace, hand-made bespoke kitchen, recycled jarrah wood flooring, and a staircase crafted from historic Albany Jetty timbers are just some of those included.

Modern features include the addition of a Jotul wood burning fireplace, large handmade and designer kitchen with large Belling range cooker, WI pantry, solar panels, solar HWS, double glazed windows, plus insulated ceiling and walls throughout. Council rates are approx. \$2478pa and water rates approx. \$1,489pa.

Downward sloping driveway access off Burgoyne Road to upper ground level carport parking with storage and workshop included is safe and well drained. Steps or ramped pathways through

**3 BED | 2 BATH | 2 CAR**

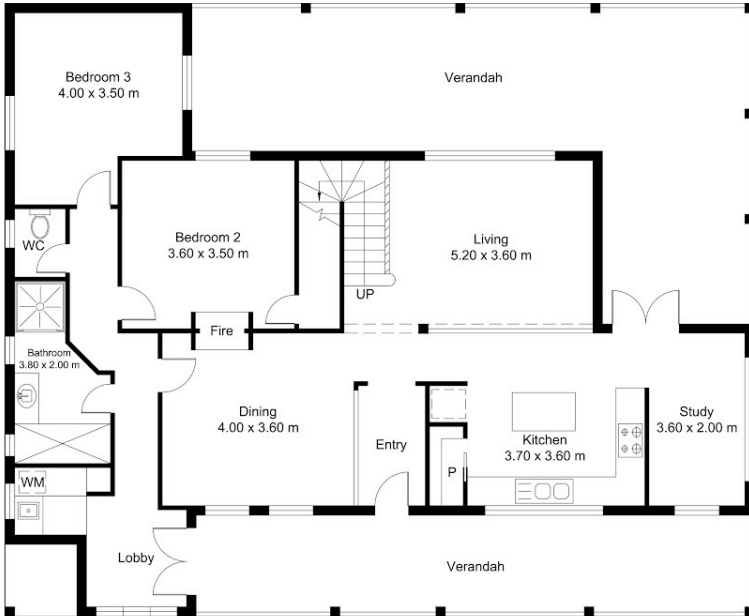
**PRICE:**  
\$840,000

**OPEN FOR INSPECTION:**  
N/A

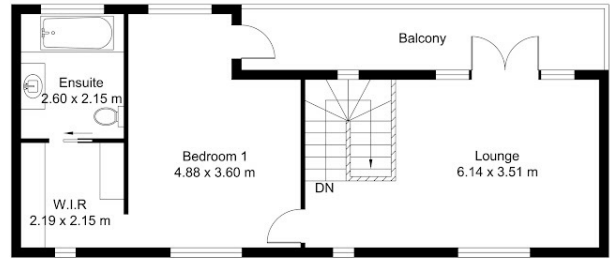


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Ground Floor  
Approximate Floor Area  
(114.42 sq. m)



First Floor  
Approximate Floor Area  
(48.39 sq. m)



**TOTAL APPROX FLOOR AREA 162.81 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.