



**SOLD**

## LOW COST, CONVENIENT, INDEPENDENT LIVING

A green outlook is guaranteed all year round from this free standing, centrally located, brick and tile home. It is over the road from Centennial Park playing fields and within easy walking or cycling distance of downtown Albany CBD.

While formally classified as a unit, it is one of three individual, free standing homes on a large 1,738m<sup>2</sup> residential lot in triplex development established in 1985. Unit 2 sits at the front of the lot, with Unit 1 beside it.

Front entry is via a protected front porch into open plan living and dining. Tucked around a dividing wall on the left is a U-shaped kitchen with view back to the playing fields at the front of the home.

Two carpeted bedrooms, the main with BIR robes and the second with warm north facing aspect, plus linen cupboard and bathroom with shower recess, vanity and north facing skylight, are off a short passageway beyond the kitchen. Behind a door at the rear of the kitchen is a laundry, with separate WC to one side and secure garaging with adjoining patio on the other.

Room sizes are good. Ample for singles or a couple. Retirees appreciating their own independence and young folk looking to get into the real estate market will be happy here.

Extra living space could be cadged from the enclosed garage. Something that anyone without a car or who is happy parking their vehicle under the patio at the rear will do automatically. There is also plenty of space for parking on the super wide driveway on the east side of the home. This driveway provides rear access to the home, as well as shared access to Unit 3 which sits quietly and privately behind Unit 2 on the back of the parent lot.

Outdoor areas are easy care and flat. There is around 230m<sup>2</sup> of paved and garden area at front and back of the home which is maintained and used by owners of Unit 2, despite its formal shared ownership.

Location of the home is fabulous. You couldn't ask for cheaper, flatter or more independent freehold living opportunities within a 2km radius of the CBD. Any number of shopping centres,

2 BED | 1 BATH | 2 CAR

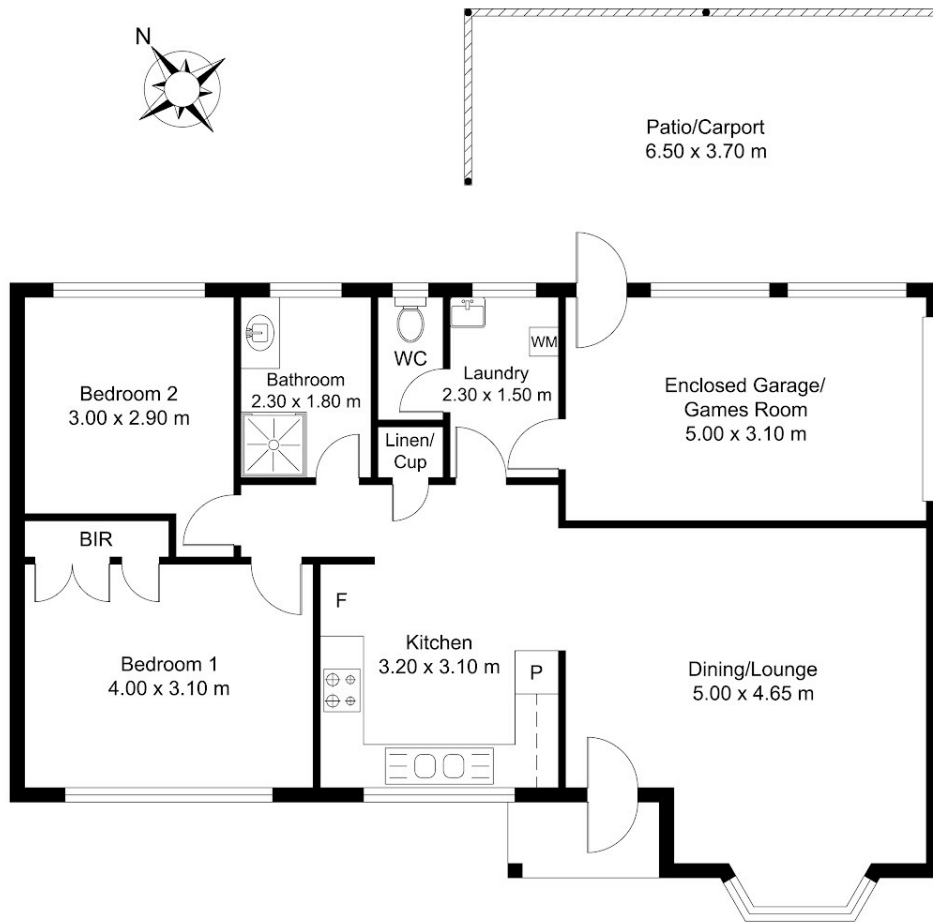
PRICE:  
\$330,000

OPEN FOR INSPECTION:  
N/A



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Approximate Floor Area  
(89.65 sq. m)

TOTAL APPROX FLOOR AREA 89.65 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.