



SOLD

COSY, SECURE AND SURPRISINGLY SPACIOUS!

NEW PRICE!

If you are in the market for a lovely, affordable home in a hugely popular part of Bayonet Head, look no further. This 1998 built 3x1 is extremely neat and features a brilliant, large sunroom which overlooks a beautiful side and back garden.

Tucked away on a 737m2 block on a peaceful street, this property offers so much more than just an immaculate, secure home.

A powered shed/extra-large garage is situated on the left of the home, providing a secure place to park your second car or trailer - or even a caravan in the drive just in front of it. There's plenty of room for storage and a man cave – with a work bench already in place. Your extra-large remote garage with direct entry is on the right of the house.

The mature gardens are beautifully kept from the front of the property right the way around, but do not be deceived into thinking it means a lot of work. The front is reticulated and many of the fruit trees and shrubs are established, meaning low maintenance.

Lovely outdoor window blinds at the front of the home can be adjusted to the amount of light and sun you want and the previous owners (being elderly) ensured extra security by putting strong security screens on the front windows. This allowed them to leave everything open when they went into town, for a walk or to sleep on a balmy night – a great convenience.

The home itself boasts three living areas, the first being the lounge or TV room on right of entry, then your large dining/kitchen area where there's space for a little lounge suite in front of the fireplace and lastly, the massive sunroom.

To the left of the entrance is the main bedroom, a large spacious room with an arched window which lets in plenty of light. The room has a surprisingly big walk-in, and a very neat semi ensuite. It features a shower, bath, basin and toilet. Exiting through the other door will lead you to a corridor which opens to the laundry and second separate toilet with access to a beautiful back porch – lovely for soaking up afternoon sun.

Further down the corridor is bedrooms two and three - both double to queen size, with built in

3 BED | 1 BATH | 0 CAR

PRICE:
\$350,000

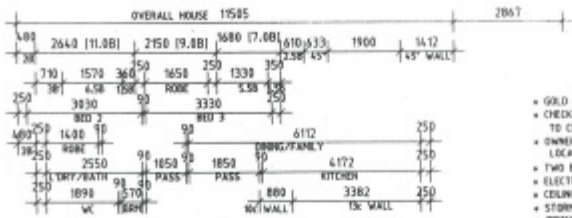
OPEN FOR INSPECTION:
N/A



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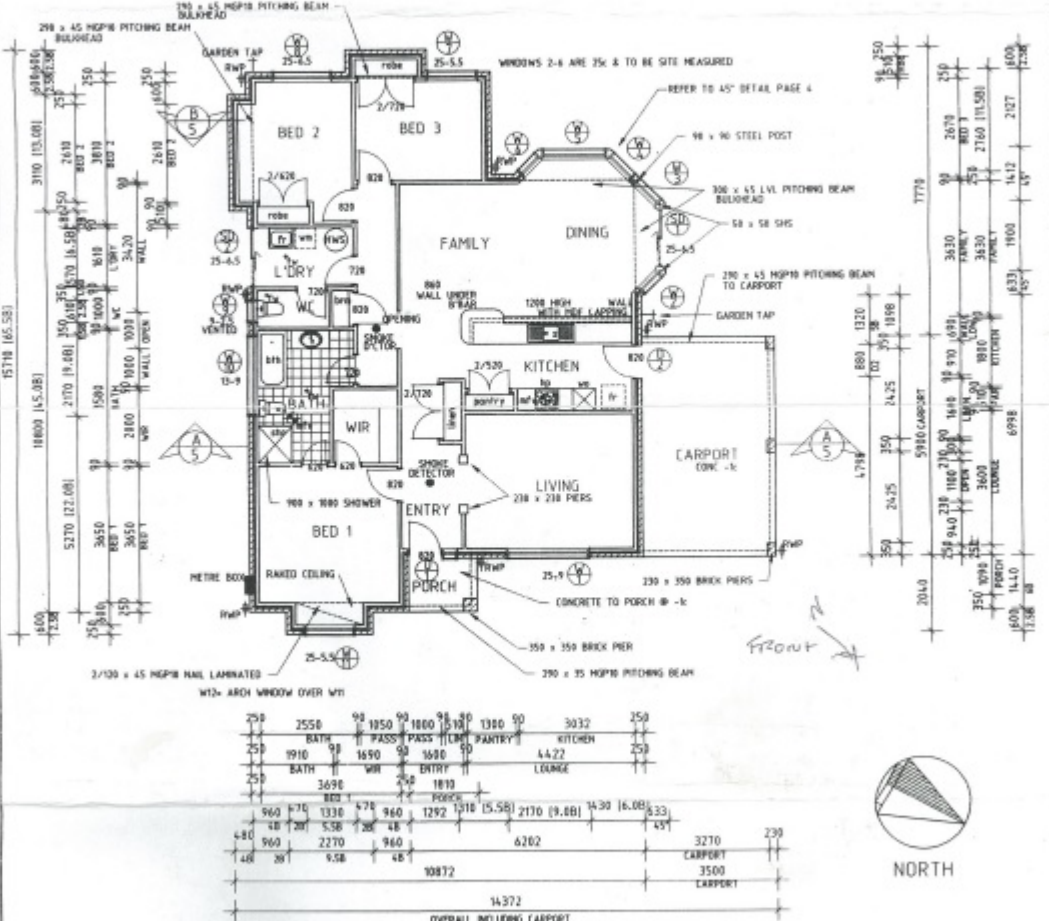
AREA
 HOUSE 138.53sqm
 CARPORT 20.45
 PORCH 2.59
 TOTAL 161.77sqm

HOUSE PERIMETRE 54.2m
 ROOF AREA 195.55sqm
 ROOF PERIMETRE 59.1m



TRADES PLEASE READ THESE NOTES BEFORE COMMENCEMENT

- GOLD RANGE
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- OWNER SUPPLIED ELECTRIC HOT WATER SYSTEM
- LOCATION OF HVAC TO BE CONFIRMED BY CLIENT
- TWO EXTERNAL GARDEN TAPS
- ELECTRIC "STALE" HOT PLATE AND WALL OVEN
- CEILING VENT TO LAUNDRY
- STORMWATER BY OWNER
- BRICKLAYER MORTAR SHALL BE MIXED INTO ONE PART CEMENT ONE PART LIME SIX PARTS SAND
- MAXIMUM AMOUNT OF CALAIR TO BE USED PER MIX IS 10%



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CLIENT: COLIN & MAUREEN HASKETT

PROJECT: BRICK VENEER RESIDENCE AT LOT 3 GREEN ISLAND CRES, ALB

DRAWN: N. JONES
 DATE: MARCH 98
 SCALE: 1:100

CAD REF: P-294-98
 JOB: P.294-98
 SHEET No: 1 OF 8

CONTENTS: FLOOR PLAN

CHANGES:

114698

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.

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