



SOLD

MODERN COTTAGE HOME

Super comfortable, affordable and on a manageable 536m² lot, this 2001 built 3x1 brick and iron home has been wisely and lovingly transformed from a plain suburban house into a modern cottage style gem.

Warm, welcoming, refreshed and inviting, it is bound to suit singles, couples, small families, downsizers and newcomers looking for nearby regional facilities.

It features fresh paint to walls, doors and skirtings, a fully refurbished country style kitchen, new bathroom, new vinyl plank and woolen carpet flooring, new blinds to windows, roller shutters added to west facing bedroom windows, new LED lights, new front door, and security screen doors installed front and back. Outside, what was once a plain suburban lot has transformed into a prolific cottage garden.

Services include partly insulated ceiling, instant gas HWS, R/C air-con, tile fire and gas bayonet in lounge, gas cooktop, electric oven and overhead exhaust fan in kitchen, mains sewer and gas, NBN to the house. City rates - \$2287pa. Water rates - \$1526pa.

Albany CBD, a range of nearby medical, recreational and shopping facilities are 5min drive away. Primary schools are a few streets away.

Viewing by appointment only.

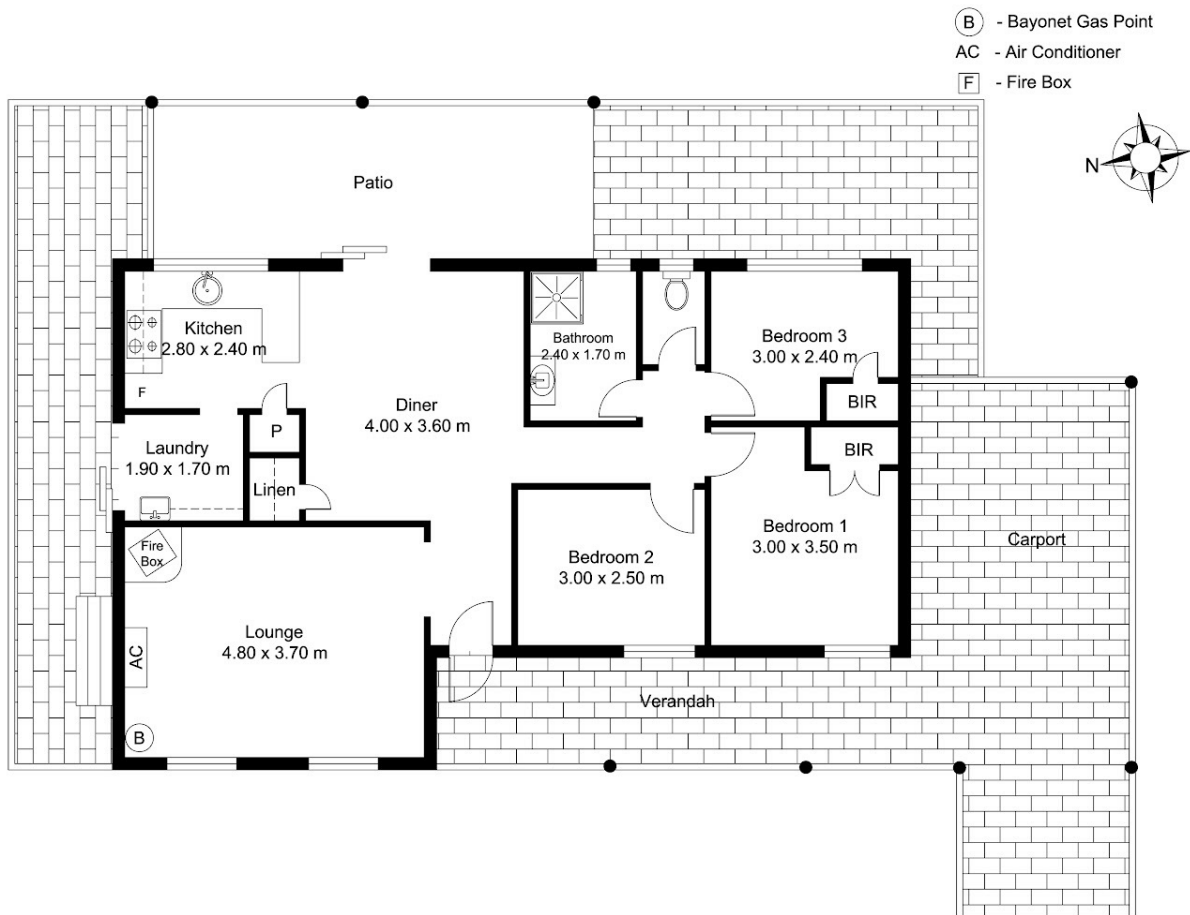
3 BED | 1 BATH | 1 CAR

PRICE:
\$355,000

OPEN FOR INSPECTION:
N/A



Anne Brandenburg
0429413667
anneb@atrealty.com.au
annebrandenburg.com.au



Approximate Floor Area
(83.04 sq. m)

TOTAL APPROX FLOOR AREA 83.04 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.