



## FOR SALE

### PERFECT HARBOUR VIEW FOR A CUTE WORKER'S COTTAGE

On a raised slipway off Festing Street, this charming 1940s built 3x1 railway worker's cottage will always enjoy a perfect harbour view.

Freshly painted, lovingly maintained and with original features throughout, this timber and iron clad beauty on an R30, 909sqm sloping lot with a view from every level will appeal to many.

The property has five focal points. An enclosed wrap veranda with picture windows and captivating harbour view. An upgraded, cosy and convivial country style kitchen/dining area at the centre of the home. A quiet space comprising the separate living and bedrooms. An outdoor activity area with fertile garden beds and cute studio/storeroom. An elevated back yard which is ready for development.

Services include wood fire and gas heating, underfloor and ceiling insulation, BI bedroom cabinetry, security flyscreens doors front and back, gas cooking, instant gas HWS, mains sewer, mains gas and NBN to the house. City rates - \$2379pa. Water rates - \$1560pa.

The main street of Albany is a short 1.5km away. A broad range of central medical, recreational, shopping and education facilities are within a 5min drive away.

3 BED | 1 BATH | 1 CAR

#### PRICE:

Offers From \$695,000

#### OPEN FOR INSPECTION:

N/A

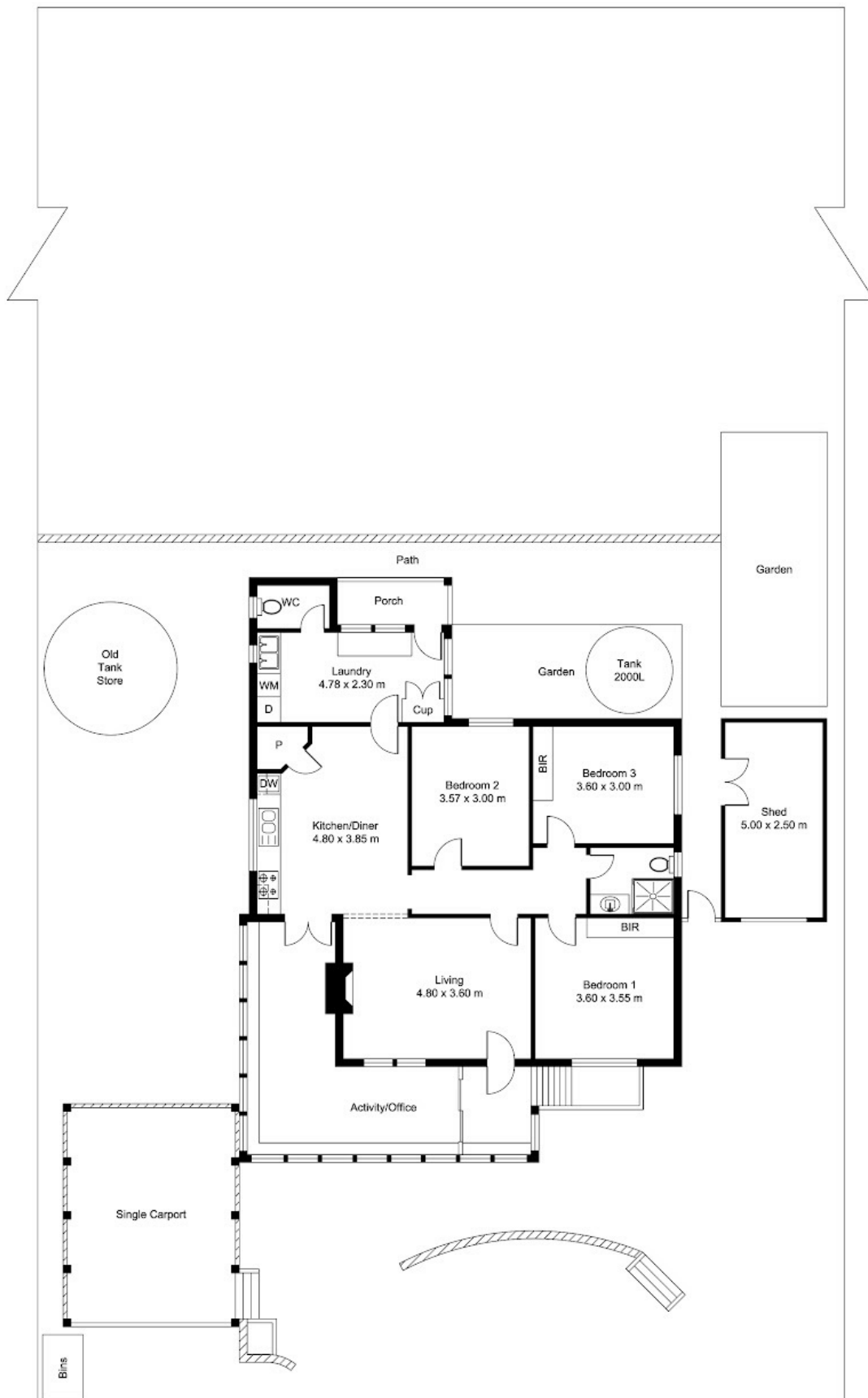


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Approximate Floor Area  
(122.85 sq. m)

TOTAL APPROX FLOOR AREA 135.35 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only.



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