



## FOR SALE

### SOMETHING SPECIAL!

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This 1945-built, renovated home is situated on the corner of Halifax and Albany Highway. It has a typical layout and aura of its era, complete with shiny jarrah floors, high ceilings, gorgeous lead glass doors, an old-style fireplace, a sleep-out, sunroom, and, of course, the expected lemon tree in the backyard.

The two most important parts of the home have been renovated – the kitchen and bathroom. Enter off Halifax Street and park in front of the concrete and powered double garage. One side is remote, the other side is manual. The spacious workshop/man shed can be accessed through the garages, but there's also a convenient side entrance from the backyard. Apparently, this area was used as a dog grooming parlour, so air-conditioning and a trough with hot and cold water were installed.

The 645m2 block is fully fenced, making it child- and pet-friendly.

A large under-roof patio greets you at the back entrance to the home. Enter through sliding doors into a typical back extension, where you will find the laundry area with a wash trough to the left, just before the separate toilet. The modern bathroom with its character window, basin, and large shower is just before the entry to the kitchen, while a sleepout or bedroom 4 is on the right—ideal for teenagers, a studio/art room, or the odd guest.

The kitchen is charming, with its fresh blue and white theme contrasting perfectly with the shiny jarrah floors. There is plenty of cupboard and bench space, including a pantry and seating for three at the counter. A free-standing Eur Led stove and hob fits perfectly into the old alcove.

A door separates the kitchen from the rest of the home. The corridor is carpeted with jarrah floors underneath. To the left is the lounge area and lead glass doors leading out to a lovely sunroom. To the right is bedroom 3, straight ahead is bedroom 2, while the main bedroom is down the corridor to the left—also opening out to the sunroom with a gorgeous set of lead glass doors.

The lounge's primary focus is the old fireplace—now blocked off—while a modern fireplace was installed in the corner of the room. There's also a large ceiling fan to spread the heat throughout the home and modern air conditioning for ease of use.

3 BED | 1 BATH | 2 CAR

#### PRICE:

Offers Above \$410,000

#### OPEN FOR INSPECTION:

N/A



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