



**SOLD**

## LOCATION LOCATION! CORNER ALLOTMENT WITH SEA VIEWS!

12 Will Street is perfectly situated on a good sized corner allotment taking full advantage of the sensational sea views and convenient central location!

This property could suit either owner occupier or investor, and could even be utilised as a holiday rental given the location and property features.

The home has a "country style" theme featuring local artist's leadlight glass throughout.

The home comprises open plan lounge, dining and kitchen with wood combustion heater. The kitchen features a gas cooktop, fan forced wall oven and dishwasher.

There are 3 bedrooms (or 2 + study) and 2 bedrooms have open fronted storage and shelving.

The bathroom is renovated with galvanised walls, wood bench vanity, shower, linen cupboard and w/c.

Property features include:

- 6 bay colourbond shed with mezzanine
- Stainless work benches, sink & fish filleting bench
- Brick garage
- Carport
- Single room building with vinyl flooring and new paint job
- 2 colourbond wood/storage sheds
- 5KW solar panels plus solar hot water system
- 3 rainwater tanks plumbed to the house (mains water also available)
- Generator plug to get you through power outages
- Perimeter fencing
- Plenty of fruit trees + veggie patch

There are some nonstandard inclusions and a couple of negotiable possible exclusions that can affect the purchase price.

**3 BED | 1 BATH | 2 CAR**

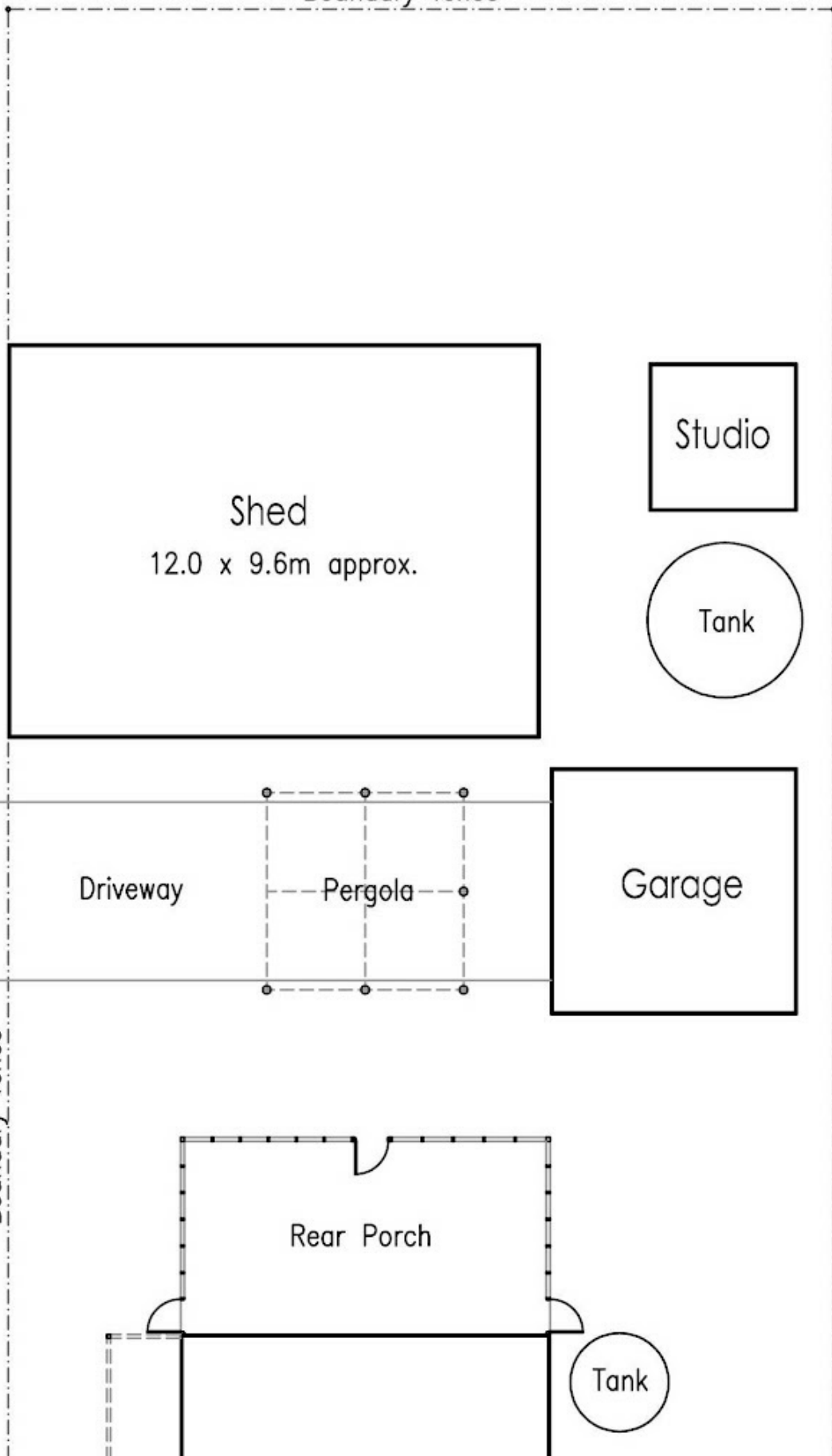
**PRICE:**  
\$385,000

**OPEN FOR INSPECTION:**  
N/A



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Boundary fence



Hills Street

Boundary fence

Boundary fence

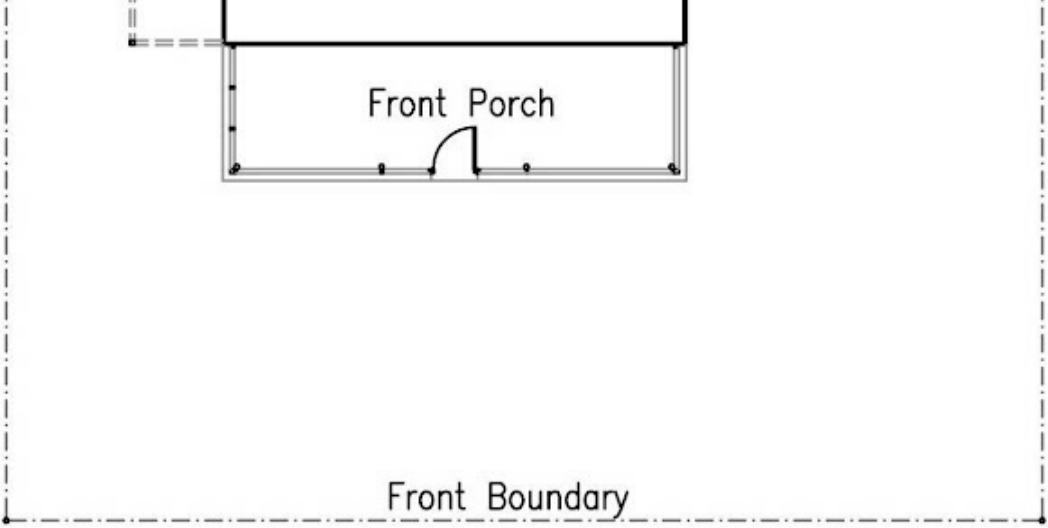
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Pergola

DWELLING  
Refer Floor Plan

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Will Street