



FOR SALE

THIS IS IT!!!! BETTER BE QUICK!

When buyers look for a home or a great investment property, their search criteria usually include the following:

1. Affordable and fairly-priced
2. Excellent position
3. Bright and light, plus winter sun
4. Character-filled
5. Nice open-plan kitchen
6. Neat, with very little left to do
7. Very spacious rooms
8. Modern full bathroom
9. Separate toilet and laundry
10. Large, enclosed yard with mature fruit trees
11. Garage/storage space
12. Close to town and shops
13. Solar panels and a water tank
14. Quick settlement

Well, you can tick all these boxes - and several more.

To view 60 photos of this property, please copy/paste or type in this link to my website:
<https://jessadamsrealty.com.au/properties/106-1103/>

This gorgeous, neat asbestos home, built in 1963, has all the usual attributes homeowners adore: high ceilings, enormous bedrooms, stunning jarrah floors throughout, and an awesome kitchen with a modern oven/hob AND a delightful old woodfire oven/hob that still works—or can act as a 2nd fireplace to warm the rooms in winter.

Add wide, long corridors, a massive lounge with a fireplace (and the funkiest carpet ever!), a modern full bathroom, separate laundry, a north-west-facing enclosed back patio/dining area that enjoys glorious winter sun, PLUS a whopping 910 m2 yard. Seriously, it's got it all - what's not to love?

If this isn't impressive enough, there's another surprise in store – the property is subdividable –

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$450,000

OPEN FOR INSPECTION:

N/A



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R25
 $350m^2$
 $300m^2$ min.
 $425m^2 / 80\%$
 $= 340m^2$
 rear
 —
 $/ 20.12m$
 $= 16.90m$

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.