



FOR SALE

10 MINUTES FROM ALBANY AND IDEAL FOR HORSES!

NEW PRICE!

Small cottage, not eye candy from the outside I must admit, but usable and interesting nonetheless. Maybe stay in the cottage while you build your dream home to take in the views over the 5 paddocks, numerous sheds and far beyond? This property is all about its manageable size of 3.57 ha and position, the accommodation a mere bonus!

The cottage is built out of iron with an iron roof. It consists of an open plan lounge/dining/kitchen area (gorgeous Italian tiles), a bedroom and a bathroom cum laundry. Additionally there are 2 large rooms with an en suite.

When you enter you notice the tiles and really nice kitchen first. The lounge has a fireplace to keep it cosy in winter and an air conditioner. The aircon has never been used as you get a beautiful sea breeze by just opening the front door and a few windows! A bit too breezy, then use the protected back patio.

The kitchen is fresh with a double sink, new electrical oven and gas hob. There's plenty of cupboard and bench top space. Mind you, pull out drawers not cupboards, so pretty modern and user friendly! Even a separate unit that could turn into a kitchen island should you so please.

Behind the lounge is your first bedroom. It's queen size with a large, but unfinished, walk in robe. Down the corridor is a large bathroom cum laundry with a modern shower, water closet and wash trough – complemented with an old sash window. Most of the doors and windows in this cottage are old and have been sourced from a Fremantle yard – and they're truly lovely!

There is a platform built on a second storey level above the lounge area – apparently as an added bedroom space but you need a ladder to get up there as there's no stairs yet. A very high ceiling allows you all kinds of options. Similar with another roof space – approximately 3x3m over the corridor, recently closed up. Make of it whatever you like but to me it screams potential!

The relatively recent addition consists of 2 large rooms and an en suite. The bathroom is modern with a bath (shower over), water closet and single basin. And wait – with an exit door that leads to a paved patio? Could've done with that addition a few times in my life! Unusual again, but definitely interesting...

You have a myriad of options here: Live in it while you build your dream home, finish it off and turn it into a guest cottage or rent it out as a granny flat, maybe Air B&B? – Whatever suits your needs and council will allow.

2 BED | 2 BATH | 3 CAR

PRICE:

\$510, 000 New Price

OPEN FOR INSPECTION:

N/A

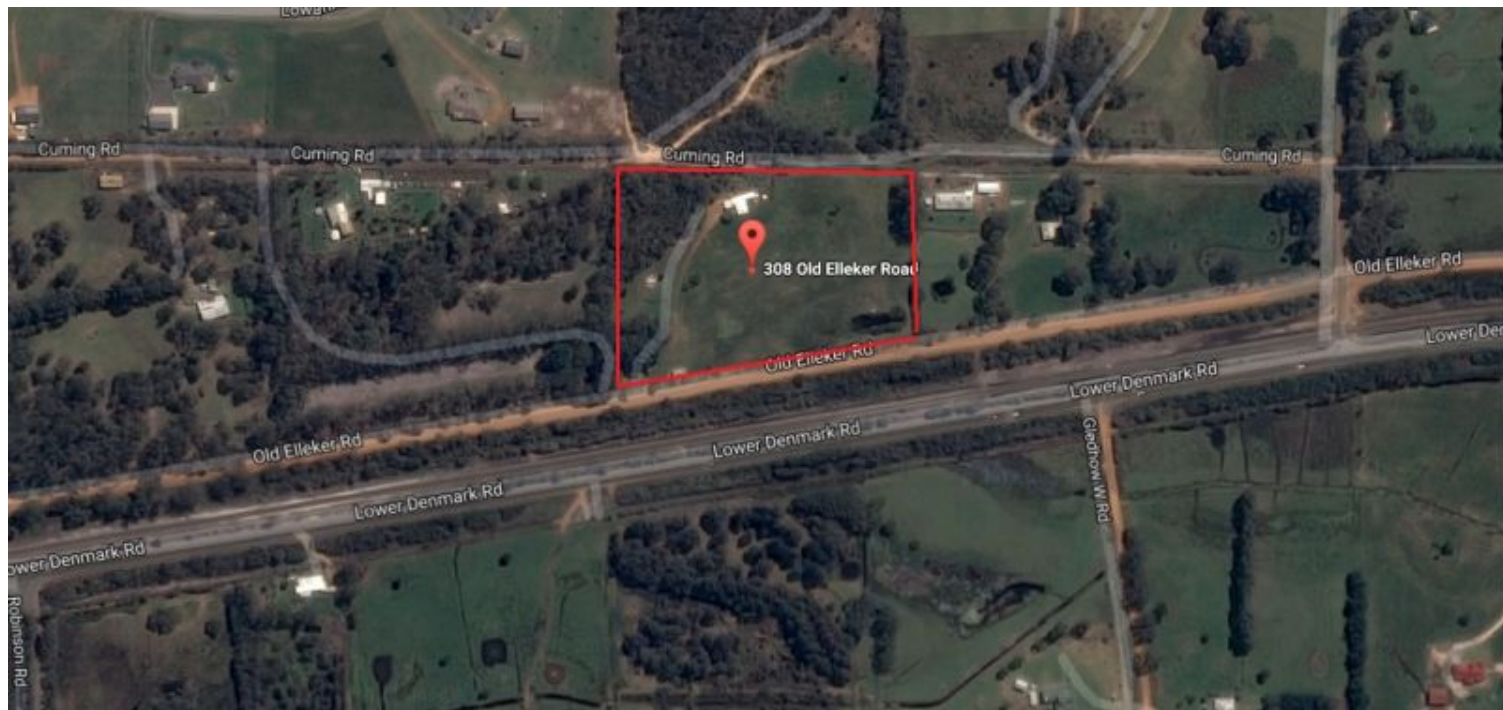


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.