

# 10 Birch Street, Esperance, WA 6450

## House For Sale

Wednesday, 3 April 2024

10 Birch Street, Esperance, WA 6450

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1013 m2**

**Type: House**



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**\$575,000**

Conveniently located and roomy enough to cater for a large family, this elevated 5 bedroom, 1 bathroom home is worthy of your inspection. The brick and tile home is set toward the rear of the lot allowing a generous front garden and the bitumen driveway leads to a single carport. Polished Jarrah floorboards are a standout feature in the main living areas which include a separate lounge with wood fire, kitchen/dining area with 750mm Smeg stainless steel oven, Miele dishwasher and breakfast bar and leadlight feature window. Four bedrooms (3 with built-ins) are located through a separate hallway where you will find a renovated family bathroom with full size tub, separate shower and WC plus a there is a second WC located off the hallway with 2 double linen presses. The 5th bedroom/office is located off the main living area. An enclosed games room offers a second living zone and features a second wood fire, dual aspect windows and access to the rear patio. The elevated position of the home allows for neighbourhood views and being just 850m from the town centre, you will love the ease of town central living. Zoned R30, the 1,013 sqm lot offers development potential (subject to Shire approval). Need to know –

- Brick and tile home built in 1976
- 1,013 sqm lot with R30 zoning
- 5 bedrooms, 1 bathroom, 2 WCs
- Bitumen driveway with large front yard
- Single carport
- Screen door entry
- Polished Jarrah floorboards in the main living area
- Separate lounge with wood fire
- Kitchen/dining area with 700mm stainless steel oven, rangehood, dishwasher, double sink, breakfast bar, corner pantry, leadlight feature window
- Laundry, trough, external door to side of home, tiled floor
- Office/5th bedroom, carpeted
- Leadlight door to hallway with 2 double linen presses, separate WC
- Main bedroom with wall of mirrored built-ins, ceiling fan, carpeted
- Bedroom 2, overlooks rear yard, carpeted
- Bedrooms 3, high ceilings, built-ins, carpeted, dual aspect windows
- Bedroom 4, high ceilings, ceiling fan, built-ins, dual aspect windows, neighbourhood views
- Renovated family bathroom, separate shower with 2 raindrop showerheads, full size bath, vanity, WC, tiled floor
- Enclosed entertaining area, wood fire, neighbourhood views, dual aspect windows, sliding door to rear yard
- Patio, concrete floor and power
- Grape vines, vegetable garden boxes, lawned area
- Bricked garden areas
- Bricked front fence
- Instant gas HWS
- Rainwater tank
- Deep sewer connected

Esperance Primary School 560m  
Town Centre 850m  
James Street Jetty 1.1Km  
Esperance Senior High School 1.6Km