

101 Bay View Drive, Little Grove, WA 6330



House For Sale

Wednesday, 22 November 2023

101 Bay View Drive, Little Grove, WA 6330

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1697 m2

Type: House



Jeremy Stewart

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Offers Above \$799,000

A neat 1960'S cottage, a huge block fronting the shore of Princess Royal Harbour, uninterrupted views over the water to the city and prospects for development make this outstanding property a highly desirable package. The home sits on an elevated site near the front of its impressive 1697sqm block, which is terraced in three grassy sections with fruit trees, natives attracting an abundance of birdlife, a chook run and several sheds. The cottage has been extended and modernised over the years while retaining its character in timber floors and window frames and high ceilings. The main living area consists of an open family room and dining space with a wood fire and the kitchen to one side taking in the amazing outlook to the port, Mt Melville and Mt Clarence, extending to the Vancouver Peninsula. This view is shared by a private, covered deck along the back of the house, a sensational spot for relaxed weekend brunches, a cold beer after work, or gazing at the cruise ships or new year fireworks. Back inside, the comfortable, carpeted lounge has a picture window looking onto the leafy front garden, and of the two bedrooms, one is queen sized and the other is a big single. Combined into one wet room, the laundry and bathroom have been modernised and include a walk-in shower, vanity, toilet and trough. Outbuildings comprise a garage with a remote-controlled door, a small workshop, a second shed with easy access to power, a woodshed and a toolshed. As well as being an ideal holiday home for out-of-towners, the property presents several exciting and potentially lucrative options, with the appropriate planning approvals. Extending and updating the cottage – or replacing it – would create a dream home and a modern lifestyle while exploiting the views and the land. Or new owners could maximise the possibilities of the superior site by developing the block with more than one contemporary residence. There's also the possibility of subdividing and either selling on the second lot or building an additional home. And while planning the next move, there's the option to rent out the property, which has an excellent history of long-term leasing. Its location in lovely Little Grove near crabbing, fishing and sailing, and only eight minutes' drive to Albany's CBD, enhances the attraction of this exceptional real estate. What you need to know: - 1960's built cottage - Amazing views across Princess Royal Harbour to the city - 1697sqm fronting the shoreline - Superior opportunity with several development options - Open family room/dining area/kitchen - Long, covered deck - Lounge or third bedroom - Two bedrooms, one queen, one big single - Combined shower room and laundry - Grassy, terraced land, fruit trees and natives - Chook run - Garage, several sheds - Council rates \$2194.16 - Water rates \$1525.99