

# 102 Chauvel Road, Kendenup, WA 6323

 ALBANY PRESTIGE REALTY

## Sold House

Wednesday, 18 October 2023

102 Chauvel Road, Kendenup, WA 6323

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1317 m2

Type: House



Janyce Nichol

0409687586

**\$300,000**

What great news for any homeowner – no power bills, no water bills and no water rates – and so it is at this off grid home where there are 24 solar panels and rainwater tank for household usage, with total holding capacity of 134,000 litres. Great news too ... the solar system has had an upgrade with new inverter, lithium batteries and solar charger installed plus there is a remote start backup generator. Step inside to a seriously generous open plan living - dining area with high ceilings that add to the air of spaciousness. For comfort all year, there is also a wood fire heater, reverse cycle air conditioner and ceiling fan. In the kitchen, cooking is gas and there is a double sink, a dishwasher, overhead and under bench cupboards, an island bench with built-in cupboards and drawers plus an adjoining walk-in pantry/storage room. The master bedroom has a walk-in robe and both the ensuite and main bathroom have a vanity, shower and toilet. Across the front of the home, a very wide timber decked veranda provides just the spot to sit and relax through all seasons. It overlooks a garden of raised beds and an assortment of fruit trees. There is also a 10,000-litre rainwater tank for garden usage. Other improvements include side access to a Colorbond shed/workshop with dimensions of 12m x 6m. The boundary is fully fenced and block size is 1,317m<sup>2</sup>. For buyers with primary school children, the local school is a very short walk away. If you would like to receive further information or if you wish to arrange a viewing, please call today. At this asking price and with these features, you might be glad you made a call!