

115 Nettleton Road, Byford, WA 6122

CENTURY 21

House For Sale

Friday, 19 January 2024

115 Nettleton Road, Byford, WA 6122

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 7669 m2

Type: House



Josh Brockhurst
0894932221

From \$779,000

Nestled on the corner of Nettleton Road and Old Brickworks Road, 115 Nettleton Road, Byford is not just a home; it's a blank canvas awaiting the creative genius of your skill and imagination. Zoned R5 Urban, this 2-bedroom, 1-bathroom charmer, sits on a spacious 7,669sqm (1.89 acres), beckoning those with a vision to restore the home's original character to reap the possible returns with potential to subdivide. (*STCA) Dating back to 1950, this home wears its history proudly. While it does show its age and is offered in AS IS condition, it presents a unique opportunity for those with a flair for restoration. The home boasts a serviceable layout with a large, sunken lounge, formal dining/study, and an open-plan kitchen overlooking a second living area. A sunroom off the back adds a delightful touch, doubling as a laundry and/or a cosy space for you to enjoy your morning coffee. The bedrooms are a good size and the genuine timber floors are waiting to be restored to their former glory, to offer a touch of timeless elegance. A separate transportable building, complete with a shower and hand basin, offers endless possibilities - whether it's a studio, a gym, or a games room. There's plenty of opportunity here, if you're willing to work it. FEATURES: *? Winter creek runs through the property. *? One large paddock with partial irrigation. *? Chook pen for your feathered friends. *? Carport / lean-to shed. *? Double garage with 2 manual doors. *? Separate workshop. *? 2 Solar panel units, 1.5kw system plus a 3kw system. *? Bore with submersible pump. *? Patio off the rear of the home for outdoor living. *? Charming verandah to the front of the home. *? Generous entry foyer. *? Sunken lounge with woodfire heater. *? Formal dining/study off the kitchen. *? Good-sized kitchen / family room space. *? Two large bedrooms with timber floorboards. *? Sleepout off the rear of the home. *? Original bathroom, ripe for a reno. *? Transportable games room/studio with a shower and hand basin. *? Connected to mains gas. The property offers some great infrastructure already in place with a two-car garage, a lean-to shed (which could moonlight as a carport), and an additional workshop. Plus there's ample space for your dreams to grow - whether it's a flourishing garden, a vegetable patch, or an open canvas for your creative landscaping endeavours, there's a large paddock out the back that is ideal for any or all of these grand plans. Beenyup Brook meanders through the property, adding a touch of nature's serenity. The existing footbridge over the creek, has seen better days, but provides a glimpse as to what is possible, inviting you to reimagine and recreate. Whether you envision restoring a vintage home, creating a sprawling garden, or establishing a unique haven, 115 Nettleton Road is here for it! Seize the opportunity to breathe new life into this charming property and script the next chapter of its story intertwined with yours. Note: The property is being sold in AS IS condition. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198 PROPERTY INFORMATION Council Rates: \$525.00 per qtr Water Rates: \$93.93 per qtr Block Size: 7,669sqm Living Area: 135sqm approx. Zoning: R5 Urban Build Year: 1950 Dwelling Type: House Floor Plan: Not Available INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency. *STCA - Subject to Council Approval. Any reference to development potential is subject to planning and approval by relevant authorities. Potential Buyers are encouraged to make their own enquiries in relation to any intended plans for the future development of this site.