

13/165 Middleton Road, Mount Clarence, WA 6330



Sold Unit

Monday, 6 November 2023

13/165 Middleton Road, Mount Clarence, WA 6330

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: Unit



Lee Stonell

0409684653

\$655,000

Proudly displaying beautiful 19th century features skillfully blended with modern appointments, this exquisite home promises a desirable lifestyle for buyers valuing comfort and character near the city. It has local historical significance, having been built in circa 1870 for the Harbour Master. Captain Thomas Butcher (born George Trevor Butcher) and his wife are thought to have first resided at the property and then their eldest son, Samuel Butcher – a local JP, Freemason and councillor who served as Mayor of Albany from 1906-1907 – and his wife lived there until their deaths in 1934 and 1943, respectively. Sitting on the sunny side of Mt Clarence, the captivating home occupies an elevated site of 468 sqm with an outlook towards Middleton Bay and the coastal hills. It is centrally located about 1.5km from both Middleton Beach and the CBD. Original architectural features such as three chimneys with moulded tops, a hipped roof with projecting gable wing and double-hung sash windows are complemented inside by jarrah floors, high ceilings, hallway arches, open fireplaces and deep skirtings and cornices. While a housing development was built around it in the 1990s, the rendered brick home has retained its status and prominence as the elegant 'centrepiece' of the leafy complex. Living rooms consist of a lounge with French doors onto the verandah, a formal dining room, and a country-style kitchen with a dishwasher, gas cooking, wall oven, white cabinetry and space for a meals table. For outdoor relaxation, beautiful verandahs on three sides overlook the gardens and there's a private, sheltered and paved patio at the rear. Two of the bedrooms are double sized and the master is a king-sized room with built-in robes, an en suite shower room with vanity and toilet, and doors opening onto the side veranda. The very spacious main bathroom has a corner spa bath, feature vanity and big walk-in shower. Ducted reverse cycle air conditioning keeps the home comfortable all year round. At the rear is a double garage with a handy storage shed and direct access to the house, and there are additional parking spots for guests. Gardens of ferns, palms, roses and cottage varieties make a fine setting for this outstanding home, which is brilliantly presented and still as grand as when it was built. If you would like the privilege of owning this delightful piece of Albany's history, please contact Lee Stonell today on 0409 684 653 or lee@merrifield.com.au

What you need to know:

- Rendered brick character home
- Built circa 1870, beautifully preserved and modernised
- Fine original features – jarrah floors, timber sash windows, open fireplaces, high ceilings
- About 1.5km from Middleton Beach and town
- Outlook towards Middleton Bay and coastal hills
- Lounge with French doors onto verandah
- Dining room
- Country kitchen with dishwasher, white cabinetry, space for meals table
- King-sized main bedroom with en suite shower room, built-in robes
- Two double bedrooms
- Main bathroom with spa bath, big walk-in shower, feature vanity
- Laundry
- Separate toilet
- Ducted reverse cycle air conditioning
- Double garage with remote controlled auto door
- Storage shed
- Private, sheltered patio
- Verandahs on three sides
- Cottage gardens
- Guest parking
- Council rates \$2530.77 per annum
- Water rates \$1525.99 per annum
- Strata levies \$3584.28 per annum (includes building insurance and maintenance of outside surfaces)