

**135 Seventh Avenue, Kendenup, WA 6323**

 ALBANY PRESTIGE REALTY

**House For Sale**

Friday, 9 February 2024

135 Seventh Avenue, Kendenup, WA 6323

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1315 m2**

**Type: House**



Janyce Nichol

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**\$275,000**

Yes, please do come in to this cosy two bedroom cottage on a good sized block measuring 1,315m<sup>2</sup> and situated on the edge of the Kendenup townsite. At a glance, here's what is on offer:

- Front & rear all-weather timber decked porches
- Separate lounge room with reverse cycle air conditioner
- Kitchen with gas upright cooker, single sink, overhead cupboards and under bench cupboards and drawers
- Master bedroom has built-in wardrobe
- Bathroom with vanity, shower over bath and toilet
- Gas instant hot water system
- Powered 2-door garage/workshop, 7m x 7m
- Drive-thru shed, single roller door
- Garden shed
- Two rainwater tanks
- Scheme water connection
- Manual reticulation
- Assorted fruit trees & vines
- Fully fenced boundary

To arrange your inspection or to obtain the complete list of features, please call today.