

15 Naughton Street, Hyden, WA 6359



House For Sale

Monday, 30 October 2023

15 Naughton Street, Hyden, WA 6359

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 911 m²

Type: House



Amanda Milton

\$80,000 'Gumtree Cottage'

15 Naughton St Hyden is locally known as 'Gumtree Cottage'. This 1950's home is a timber framed and compressed cement sheet clad with a mixture of timber and cement floors. The cottage has a corrugated iron hipped roof and a gable front feature. Located in the town centre of Hyden, 'Gumtree Cottage' represents a period of settlement and development in Hyden. In the 30's this site was home to the local butcher and in the 1950's the current home was built and was known locally as 'Gumtree Cottage'. This near 70 year old home has had a few purposes in her life and she has served as a home, boutique, cafe, nursery, haberdashery and giftware store. 'Gumtree Cottage' got its name from the current owners who have owned the property for over 33 years. The property is a two bedroom, 1 bathroom home with features reminiscent of the construction era including the open fireplace. Although she is a little 'tired' and in need of a renovation, this unique older property may be part of your 'new future' in Hyden. The property price reflects the fact that there is work to be done going forward with the property. Features of this property: * 911m² level block. * Timber pier and concrete flooring, timber frame, compressed sheet cladding, iron roof. * 1 main bedroom with walk in robe. * 1 sleepout room with concrete floor. * 1 bathroom with shower, toilet and hand basin. * Kitchen with window to the laundry and two open sides with benches. * 2 x Freestanding gas stoves. * Compact lounge room with open fireplace. * 50L electric storage hot water system. * Garden Shed (3.8m x 3.8m), powered and concrete floor. * Enclosed Shade House (6m x 3.6m). * Rear Lane access - gravel surface. * Bitumen frontage. * Located in the centre of town close to literally everything. * Mains water. * Mains power. * Septic Sewerage with reticulated greywater system operated by watercorp. * Shire Rates Approx. \$??/annum. * Water Rates - Approx. \$300/annum supply charge plus usage charge. * Sewerage Rates - Approx. \$??/annum. 15 Naughton Street is in the town centre of Hyden (Population approx. 437) which is 335km south east of Perth, 345km north of Albany and 385km to Esperance. The property is literally a short walk to the local primary school, Community Resource Centre (CRC), Shire hall, cafe, grocery store's, post office, hardware, bank, volunteer Fire and Ambulance services and the hotel. Hyden and surrounding areas have several sporting groups in their community. With two football teams, two netball teams, two hockey teams, a golf club, a cricket team and a Tennis Club. Hyden is definitely a sporting community. The children enjoy participating in football, netball, minkey, tennis and junior hockey as well as swimming at the local Hyden Swimming Club in the Summer months. Hyden is the home of WA's iconic 'Wave Rock', the amazing Lake Magic, and Buckley's Breakaway just to name a few. Come be a part of something real. Make your next move to Hyden! The property is currently vacant and available for your inspection. For further information or to arrange your private viewing please contact: Amanda Milton Elders Real Estate, Lake Grace Ph: 0429 654 011 (Text/call) Email: amanda.milton@elders.com.au "Service isn't Something... It is Everything" Buyers Note All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase.