

16 Price Street, Kulin, WA 6365



House For Sale

Friday, 5 April 2024

16 Price Street, Kulin, WA 6365

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1073 m2

Type: House



Amanda Milton

\$350,000 Modern Family Home

The 'Breakaway' is a lovely, spacious, modern, 4-bedroom, two-bathroom home that is ready for a new family to move in and fill the rooms with happiness and laughter. Located on a large corner block, with rural views, in the 'go ahead' country town of Kulin, 16 Price Street Kulin also has a large double lockup garage with a double carport in front all with concrete floors. The yards are landscaped ready for you to plant out and finalise your new oasis. Make no mistake, this property is well priced against building new. Features of this property are: * 1073m² corner block * June 2010 delivered (6 month pre build off site), concrete floor, steel frame, colorbond and Newport primeline cladding, iron roof, three drop, TR Homes brand transportable home 'Breakaway' design. * House 159m² * House; verandah; porch; alfresco total area 195m² * Total roof area 224.29m² * Roof insulation R1.5; ceiling insulation R2.0 Batt; External wall insulation R2.0 Batt + Thermal Break. * Concrete floor and concrete mushroom footings. * Modern kitchen with everything you need, plumbed in fridge (water and ice), dishwasher, and large double door pantry. * Electric 900mm cook top and 900mm built in oven and 900mm rangehood. * Open plan living/dining area with split system air conditioner, high windows, and ceilings. * Theatre or family lounge room with split system reverse cycle air conditioner. * Master bedroom with split system reverse cycle air conditioning, plus large walk-in robe and don't forget the luxury ensuite with shower, relaxing spa bath and separate toilet. * Three additional carpeted bedrooms, two with built in robes - two have split system, reverse cycle, air conditioning. * Family bathroom with shower and single vanity. * Laundry with built in storage and access to a walk-in storeroom that has additional powerpoints for chargers etc, and rear yard. * 5 x reverse cycle split system air conditioners throughout. * Hard wearing timber look vinyl flooring in hallways, living and dining rooms. * Double lockable garage with rollers doors, personnel door, concrete floor with double carport at front. * Satellite television. * Gas instantaneous hot water system. * 21.62m² rear alfresco paved with limestone overlooking adjacent paddocks. * Additional alfresco area on south-east side of house. * Area between the alfresco and rear verandah planned for a spa area. * Bitumen frontage with kerb and channelling. * 4 Raised bed planters for your vege beds. * Flagpole. * Located on south-western edge of town. * Mains water. * Mains power. * Reticulated deep sewerage. * Shire Rates Approx. \$1,777/annum. * Water Rates - Approx. \$300/annum supply charge plus usage charge * Sewerage Rates - Approx. \$1,600/annum * Weekly kerbside rubbish bin removal. * Fortnightly kerbside recyclable bin removal. * Full set of building plans available. * Fridge/freezer, dishwasher, top load washing machine, dryer included in the sale (unwarranted) all in operational condition at the time of writing. * Some additional furniture i.e. cabinets with rattan baskets, shelving in the garage, shelving in the built in robes etc included in the sale. 16 Price Street KULIN is in the town of Kulin (Population approx. 370) which is 276km southeast of Perth, 267km north of Albany and 285km east of Bunbury. The property is an easy walk to the local K - 10 district high school, Community Resource Centre (CRC), Shire Hall, cafe, grocery store, post office, hardware, bank, volunteer Fire and Ambulance services and community hotel. The property is owner occupied; VIEWING IS STRICTLY BY APPOINTMENT ONLY. (Please do not attend the property without an appointment) 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.