

**17 Arthur Street, Wubin, WA 6612**

**House For Sale**

Wednesday, 31 January 2024

17 Arthur Street, Wubin, WA 6612

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Aaron Goulden  
0428435784

**\$130,000**

For Sale together this listing includes 2 titles located in Wubin the gateway to pastoral country. The house at 17 Arthur St. has three bedrooms and one bathroom, and the included vacant block at 18 Woodhouse St. is situated right behind it. Entering this character-filled home, you are immediately welcomed by high ceilings that create an expansive and airy atmosphere. Dating back to its construction in 1925, this vintage gem exudes an abundance of character and history, having once hosted the local bank, retail store, and even a billiard saloon. The front room of the house offers limitless potential and serves as a canvas for your boundless creativeness – large living area, entertaining room, kids playroom, pool table/bar area (or maybe all combined), you won't believe the magnitude of this space. The original living room has an open fireplace and surrounding mantel piece. You have the opportunity to unleash your creativity with two of the bedrooms that have adjoining sleepouts. Whether you prefer walk-in robes or additional bedrooms, the choice is yours to make. The dining area and kitchen, situated on the northern side of the house, offer all the comforts of home. Equipped with a Metters stove, gas cooking facilities, an island bench, and ample bench and cupboard storage, this space is both functional and convenient. Towards the rear of the home you will find the 3rd bedroom, office, laundry and well appointed bathroom. Outside an approx. 14m x 5m patio area overlooks the backyard with side access and a series of connected small sheds, giving plenty of scope and versatility that, with a little bit of foresight and input, will become someone's ideal place. There is also an additional workshop connected to the southern side of the home. The vacant block, measuring 1009 square meters, is situated directly at the rear of the residence on Arthur St. A short stroll to the popular Wubin Hotel, this home has stood the test of time and represents a unique opportunity for both investors and renovators. Inspection by appointment, contact exclusive listing agent Aaron Goulden 0428 435 784 today.