

**20 Clifton Street, Lockyer, WA 6330**



**House For Sale**

Friday, 2 February 2024

20 Clifton Street, Lockyer, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 826 m2**

**Type: House**



Kyle Sproxton

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## Offers Above \$385,000

Just around the corner from a very good primary school, the community garden and parkland, and only six minutes' drive from town, this highly appealing cottage will delight buyers looking for character features, comfortable living spaces and a big block. It's a lovely home from the late 1950s, still displaying polished jarrah floors and where modernisation has been carried out, it has been sensitively done without compromising the original feel of the place. There's an open fire as well as air conditioning in the lounge at the front. This cosy room with high ceilings opens onto the kitchen and dining area. Ivory cabinetry with timber benchtops feature in the kitchen, which is a light space complete with a dishwasher and a stainless steel gas cooker. The queen-sized master bedroom at the front has air conditioning and of the other two, one is a double and the other a big single that would also work very well as an office or playroom. At the back door is a handy utility room and nearby, the laundry, toilet and bathroom – with a shower over the bath and a vanity. Everything is well presented, décor and blinds are in great shape, and for peace of mind, door security screens and front window shutters are in place. A major attraction is the beautifully maintained, gated block of 826sqm. A front lawn with water-wise natives for privacy makes an attractive setting for the home, but it's at the back that the land really comes into its own. Here, a big lawn for children to play on is bordered by shrubs, fruit trees and mature natives providing sheltered seating spots. There's an area for composting, raised veggie beds, two lockup toolsheds and a rainwater tank to supply the gardens. Double gates at the side of the house open into the yard for access to the garage-workshop, with power connected, and there's plenty more parking on the driveway. A deck at the main entrance is a sheltered spot for relaxing and taking in the leafy outlook. For its central location, versatile block and features evoking the charm of an earlier era, this appealing property is perfect for family buyers and investors with an eye for a bargain. What you need to know: - Fibro and Colorbond cottage - Built 1950s, polished jarrah floors, high ceilings - Gated 826sqm block - Lounge with open fire, air conditioning - Kitchen with dishwasher, smart cabinetry, stainless steel gas cooker - Dining area - Queen-sized master bedroom with air conditioning - One double bedroom; one single room - Shower over bath, vanity, separate toilet - Laundry - Handy utility room - Attractive block, front and back lawns - Native trees for shelter and privacy, fruit trees, veggie beds - Garage-workshop with power, two lock-up toolsheds, rainwater tank - Around the corner from good primary school, park, community garden - Six minutes to town - Council rates \$2,013.08 - Water rates \$1,525.99