

**20 Valley Road, Halls Head, WA 6210**

Mandurah

**Sold House**

Tuesday, 17 October 2023

20 Valley Road, Halls Head, WA 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 890 m2**

**Type: House**



Alison Hobbs  
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**\$690,000**

Restored beach shack with ocean glimpses only 150m to the coast on potential 4 unit site!! Invest in your future! Beautifully restored Scandinavian A-frame home which will last you until you decide what creation you want for this classic parcel of land so close to the highly sought after "Blue Bay". Design your dream home with potential ocean views to the South and North and plenty of room for parking, a pool and terraced gardens or start planning your 2/3 or 4 lot development (STCA). There are so many options with this property. There are gorgeous views over the hillside from the lounge room and balcony where you can sit and contemplate life. This cottage has classic jarrah flooring and loads of light flooding through the home with its high-pitched roof and plenty of windows and glass doors. The kitchen has a 600mm gas hotplate, 600mm electric oven & 600mm rangehood and a dining area adjacent. There is 1 bedroom on the ground level and a bathroom and WC. Up the jarrah stairs into the pitch of the roof you will find a large open area which can be used for whatever you desire. My seller currently has her master bedroom to the front where she wakes with gorgeous views every day and has a stunning balcony area to watch the sunrises or sunsets and ocean glimpses. To the rear there is another large area that could be divided into another room or left open and simply be another living space. There is plenty of storage areas upstairs with the cabinetry my seller has added. There are gorgeous terraced gardens with assorted plants, vegies and herbs growing and lovely sitting areas all around the home. There are oranges, lemons, limes, olives, berries and grape vines. Sold "as is" this home is fully functioning with plenty of parking for 4 cars next to the home. It also has a single garage with power and light or shed for storage. There is handy garden shed to the side of the home. R/C split A/CNBN New 24m bore for retic off tap timer, great pressure 3 phase power New Rheem HWS - new copper piping done with that. Ceiling fans Block size: 890sqm Zoning: R40 - potential 4 unit site (subject to council approval) Council Rates: \$1,700 pa approx.. Water Rates: \$1,151 pa approx.. Viewings are by appointment only so call Alison Hobbs on 0416 134 623 for more information or to make a time to see through. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.