

22 Green St, Manypeaks, WA 6328



House For Sale

Thursday, 13 June 2024

22 Green St, Manypeaks, WA 6328

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1200 m2

Type: House



Honi Benson

Offers From \$390,000

If you thought a home or lifestyle property was a distant dream then this lovely home, in the not too distant town of Manypeaks is the answer to your needs. Manypeaks is a lovely friendly town on the outskirts of Albany . It has a general store and a great primary school and friendly playgroup. If you enjoy camping and the beach it is only 15 km to the popular Bettys Beach, 27 km to Cheynes Beach and 40 km to the centre of Albany or a 32 minute drive. The property is only 27 minutes drive to the Chesterpass Shopping Centre and Bunnings. If you dont want to drive to do the weekly shop ,Woolworths and Coles both do online shopping with delivery to your door . Enjoy the quiet life without the hassle of running out of groceries. The home has had a recent makeover , polished boards, new flooring , updated Kitchen and bathroom , a pretty front porch and back paved outdoor patio. More importantly the infrastucture has been attended to. Its the work that is not visible that makes this home such a great property. The Leach drains have been replaced along with the block being leveled , built up and drainage installed to ensure that it doesnt get boggy and flood . There is a new rainwater tank and filtration system installed. The lighting has all been upgraded to smart down lights that can be controlled with a phone App and the stumps have been replaced and new retaining added. New fencing and exterior painting completes the work that has been completed. The home has a cute cottage feel but is spacious . Heating and cooling is provided by a reverse cycle airconditioning unit in the living area , a gas bayonet or you can choose to use the tile fire if you prefer a fire during winter. The good life is calling, dont wait to inspect this property or you may regret it.

Facts: Land size: 1,200sqm Year Built: 1980 Rates: \$1,639.72 Bore: Shared ,cost approx \$200 per year Rental return: \$380pw-\$410pw Sheds: 2/ new shed 8m x 6 1/2m. Water Tank Size: 32,000 Litres Hot Water: Gas (Bottles delivery to property) Satellite internet antenna Insulated in the roof (Batts) / Insulated bedroom floors. New smart downlighting Property Code: 24