

**247 Albany Highway, Mount Melville, WA 6330**



**Sold House**

Wednesday, 13 September 2023

247 Albany Highway, Mount Melville, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 590 m2**

**Type: House**



Honi Benson

## Contact agent

Better Be Quick And Get Your Offer In !!!!.Dont wait any longer to make an offer on this central property.Its an opportunity you will regret not securing whether your looking to secure a home in town for the future or a great renovation project to add value too . You wont go wrong purchasing this solid 1980s home.Neat and tidy enough to rent out or live in while you update and decide over time how you would like to add value and improve its value for the future.Built to last in the 80s this property sits elevated on a corner lot in centrally located Mount Melville. This solid home is conveniently located and is neat and livable while renovating and turing it into a modern urban property. The corner lot allows for the addition of a large shed , workshop or extra accomodation with room for a granny flat subject to council approval. Comprising of a spacious open plan living ,dining and kitchen ,with an outlook over the city , three bedrooms two with built in robes. The third bedroom can be a multipurpose room as it has direct access to the exterior that can be used for storage or a home office.Heating and cooling is provided by a reverse cycle airconditioner and the hot water is an instantaneous gas system.Available for vacant possession.FeaturesCorner lot with great accessRoom to add a shedRoom to add a granny flat STCACentral locationAircondtioning for heating and coolingElevated with outlookDistance to facilities.North Road IGA &North Rd Shopping Centre: 1.2kmHospital / Albany Health Campus: 4.9kmYakamia Primary School: 1.7kmBethel Private Primary and Secondary School: 2.3kmSt Josephs Private Primary and Secondary College: 5.3kmNorth Road Sporting Complex 1.6kmAquatic Centre 2.4kmAlbany CBD (York Street): 2kmMiddleton Beach 4.4kmEmu Point Beach 9km\*\*Distances are approximate.Facts:Year Built: 1984Block: 590sqmFrontage: 14.6mZoning R30Estimated Rental return \$450pwCity Rates: \$2,960.79\*\* Rates are subject to change.\*\*STCA Subject to council approvalsProperty Code: 5