

# 26 Repacholi Parade, Kondinin, WA 6367



## House For Sale

Sunday, 31 March 2024

26 Repacholi Parade, Kondinin, WA 6367

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1113 m2

Type: House



Amanda Milton

## \$390,000 Executive Home in Kondinin

Yep...you read it correctly, this beauty can be yours for \$390K. Lets face it, building costs are not coming down, and the shortage of trades is predicted to get even worse going forward. New to the market, this lovely home was built by the owners around 15 years ago and has continually been improved over that time. With the business now sold, it is time for our intrepid adventurer's to 'up stumps' and hit the road. The owners change of circumstance is your opportunity for you to 'jump in' and buy a lovely single level home, with established gardens, without the hassle of building new, and at a fraction of the replacement cost. Features of this home include :-\* 1113m<sup>2</sup> level land.\* Brick veneer and iron home on a concrete pad with double lockup garage under the main roof.\* 3/4 bedrooms\* Master bedroom separate from other bedrooms with WIR and ensuite including separate toilet, shower and single vanity.\* Bedrooms 2 and 3 have large built in robes with sliding doors, large windows and carpet floors.\* Large family bathroom with walk in shower, bath and single vanity and excellent lighting.\* Separate 2nd toilet.\* Bedroom 4 could be used as an office (current use), no built in cabinetry.\* Executive kitchen with walk in pantry.\* 900mm gas freestanding stove with oven.\* 900mm rangehood.\* Roll down face storage area for benchtop appliances i.e. coffee machine\* 1 1/2 sink single drainer sink\* Dishwasher \* Dining/living area with views to the alfresco and rear yard\* Theatre/second living area, large with carpet floors.\* 2 banks of 4 door storage in the main hallway.\* Large laundry with built in cabinetry.\* Split System reverse cycle air conditioning ducted to entire home.\* Large L shaped alfresco area under the main roof.\* Established front gardens with fencing.\* Established rear gardens with grassed area and rock hardstand area.\* Rear garden shed 3m x 3.6m\* Mains scheme water.\* Mains power.\* Septic sewerage. \* Solar hot water system with booster switch.\* 22 solar panels and inverter.\* Satellite TV.\* Small poly water tank.\* Double lockup powered garage with electric panel door and concrete floor.\* Kerbside general rubbish removal weekly.\* Kerbside Recycled rubbish removal fortnightly.\* Fully fenced rear yard.\* Shire Rates approx. \$1,400 per year\* Water Rates approx. \$300 per year (water supply charge) plus usage costs. 26 Repacholi Parade is located in the residential area within the townsite of Kondinin (Population approx. 332) which is 272km south east of Perth, 334km north of Albany and 304km east of Bunbury. Kondinin is a well-appointed country town that has a hospital, aged care facilities, Community Resource Centre (CRC), Shire hall, grocery store, post office, bank, Hotel/Motel/Café, Roadhouse and Volunteer Fire and Ambulance services. Kondinin has some excellent sporting facilities including a pool, football ovals, hockey pitches, netball and basketball courts, bowling greens, a clubhouse and a separate golf club. This property is owner occupied, so viewing is strictly by private inspection. For further information or to arrange your private viewing please contact: Amanda Milton Elders Real Estate, Lake Grace Ph: 0429 654 011 (text/call) Email: amanda.milton@elders.com.au "Service isn't Something... It is Everything" Buyers Note All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase.