

27 Rutherford Street, Lower King, WA 6330



House For Sale

Thursday, 4 January 2024

27 Rutherford Street, Lower King, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



Jeremy Stewart

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Offers Above \$520,000

A comfortable family home with a choice of indoor and outdoor living spaces awaits the new owners of this attractive property in Lower King. It's close to schools, shops and the coast and has a lovely outlook with water glimpses of Oyster Harbour and beyond to the hills at Gull Rock National Park. The building looks a picture with its smart grey rendered façade and tile roof, set in neat lawns with low-maintenance gardens on a 701sqm block. At the side are the carport and gates opening onto the back yard for stowing the trailer or dinghy, and for accessing a powered shed-workshop of approximately 8m x 5m with a roller door. All family members will find their own special place to relax, entertain or play. First, there's the open-plan living space consisting of a sunny family room and dining area with a wood fire and air conditioning. Then there's the lounge at the front, a versatile, carpeted room lending itself to several uses to suit the family. Outside are two covered and paved patios, both sheltered from the weather and perfect for barbecues or a relaxing beer after work. With white cabinetry, gas cooking and a wall oven, the kitchen is a good workspace overlooking the family room and with a door to the carport. The main bedrooms are all doubles with carpet and two have built-in robes, while the master suite is an air-conditioned, king-sized room with a walk-in robe and en suite shower room. A bath, shower and vanity feature in the second bathroom, next to the laundry and separate toilet. All décor, flooring and window treatments are in good order and a bank of nine solar panels helps to keep power bills down. There's space for children and pets to play in the fenced back yard, which has water-wise native plantings blended with palms, ferns and succulents around an area of lawn. For those who love the outdoors, the home is within easy reach of excellent fishing spots, walk trails and the boat ramp. This is a well-maintained property, nicely presented and ready for a new family to settle into, or for a rental investor to take advantage of its tenant-friendly qualities and potential for excellent returns. What you need to know: - Rendered brick and tile family home - 701sqm block - Outlook over Oyster Harbour to Gull Rock - Open family room and dining area with air conditioning and wood fire - Lounge - White kitchen with gas cooking, wall oven - Two covered, paved rear patios - Main bedroom with en suite shower room, walk-in robe - Three double bedrooms, two with robes - Main bathroom with bath, shower, vanity - Laundry and separate toilet - Powered shed-workshop approximately 8m x 5m - Carport - Good décor, flooring, window treatments - Solar panels - Easy access to schools, shops, coast, fishing, boating - Water rates \$1,525.99 - Council rates \$2,471.48