

30 Bath Street, Kukerin, WA 6352

House For Sale

Monday, 3 June 2024



30 Bath Street, Kukerin, WA 6352

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Kyla Bramwell
0892023600

FROM \$259,950

Having a picturesque, rural outlook, this 2013, 105 sqm Colorbond home is fully insulated on a concrete base. Surrounding the home is a 3-car carport, verandahs back and front - rear verandah with concrete base. The steel structure ensures no danger of asbestos and no white ants. Consisting of 2 good-sized bedrooms, with open plan kitchen, dining and lounge. Large sized bathroom/laundry combination. Entry door predominately from the back verandah, opens to a wide hallway boot room. Key features include:

- Kitchen - full white glass splashbacks, plenty of cupboards in white gloss two pack paint. Brushed stainless handles. Full pantry. Chef stove - all gas, four burner stove top, grill, oven.
- Dining - full three sliding doors storage wardrobe.
- Lounge - Toshiba 7/8 kW heat/cool reverse cycle air conditioning.
- Bathroom - 24 cube white storage/divider. Glass shower cubicle with privacy frosting. LG Smart Inverter 8.5 kg washing machine.
- Aluminium sliding windows all fitted with roller blinds.
- Beige woodgrain Belle laminate flooring throughout.
- Two rainwater tanks (2500 L and 3500 L).
- Large septic 3 tank system with soaker.
- Therman gas hot water system - continuous flow.
- 2 x 45 kg Kleenheat gas bottles.

Kukerin is 301 km south-east of Perth situated in the Great Southern Wheatbelt. Kukerin is currently having its local pub/hotel updated and is the home of the Kukerin Creekbed and Burnout competition which happens in September/October each year. In addition, a new gold mine is opening 40 km away in the near future. Call Kyla today for more information on this Golden Investment! Rates: Shire \$1370.00 per annum (estimate incl. ESL) Water \$280.00 per annum (estimate)