

32 Spencer Street, Albany, WA 6330

House For Sale

Friday, 3 November 2023

32 Spencer Street, Albany, WA 6330

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Type: House



Dan Waugh

0484627632

Offers From \$799,000

Heritage Listed B&B dated back to the 1890s In the heart of historic Albany, this exquisite heritage listed cottage offers a rare chance to invest in a well established lifestyle business, providing exceptional short-term accommodation with outstanding profitability.

- 4 airconditioned Bedrooms with ensuites
- 5 Bathrooms
- Dining area and middle lounge area
- Gas Heating in middle room
- Bedrooms 1, 2, 3, 4 have thick laminated 6.3 rated glass
- Shutters in rooms 1, 2 & 3. Upstairs has blinds and thick curtain
- Insulation throughout the roof
- Double brick clay walls in the old part of the house
- Exposed jarrah floorboards in the two front rooms and middle lounge area
- 3 Gas hot water systems
- Panoramic views of the harbour and entertainment centre from the large expansive windows.

An appointment of 623m² currently under subdivision application. To be sold subject to final approval. The Owner's Residence (available alongside B&B offers from \$850,000) photos 23 - 27 (Geoff Gomme Built in 2009)

- Bespoke kitchen with dishwasher
- 2 Bedrooms, main room has a walk-in robe, and the second room has a built in double robe
- 2 Bathrooms, one upstairs and one downstairs
- Laundry and linen cupboard
- Two air conditioners
- Open plan living area
- Thick laminated 6.3 burglar resistant glass throughout the house
- Insulation throughout
- Tasmanian Oak wood floor downstairs
- Upstairs carpeted
- Built in bookshelves with sliding doors
- Views across the harbour from the sitting area/lounge upstairs and main bedroom
- Shutters on all downstairs windows
- Blind and curtains upstairs windows
- Gas points for extra heating
- Cable point for TV & Foxtel upstairs and downstairs
- NBN connected.
- Small enclosed courtyard
- One roofed carport
- Parking for 3 vehicles
- Sensor lighting outside
- Solar power panels
- 1 gas hot water system
- Outside storage room with power
- Outside power points and gas points for BBQ

Separate services to both A notable benefit is the opportunity to acquire the distinct, contemporary residence located directly behind the cottage (The Owners Residence), offering upgraded living space for owners or managers. Seize this golden opportunity now! Contact Dan Waugh: 0484 627 632 for a private viewing