

**33 Hay Street, Mount Clarence, WA 6330**



**Sold House**

Tuesday, 5 September 2023

33 Hay Street, Mount Clarence, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 756 m2**

**Type: House**



Chelsea McIntyre



Rob Mason  
0411615806

**\$455,000**

This prime redevelopment opportunity, renovation project or conveniently located rental investment is offered for your consideration. Superbly located between Middleton Beach and the CBD with easy access to Albany Primary and Albany Senior High School, plus medical facilities, and other boutique businesses within the nearby area. The home is of brick construction with an inviting front verandah overlooking a deep lawned yard with an 18.8m frontage. Inside the compact lounge room is to the left, with an open fireplace, small built-in bureau and original carpets. The kitchen contains a freestanding cooker, retro timber look cupboards and overhead cabinets with glass sliding doors. Adjacent is the dining area with an outlook across the front yard, towards Middleton Beach. Both bedrooms feature a full wall of built-in wardrobes and large windows with awning sections for capturing the summer breeze. The original condition bathroom contains a pastel pink bathtub and a separate shower. The toilet is independent, located next to the bathroom. A large backyard can be accessed from the laundry or via the single car garage which provides drive through access. Overall, the block is 756m<sup>2</sup> with a very regular rectangle shape and follows the gentle slope of the land. Features include: - Neat original condition home - 756m<sup>2</sup> block in sought after, central location - R25 Zoning - potential duplex site (STCA) - Opportunity to redevelop or renovate - Less than 5 minutes drive either way to town or Middleton Beach - 15 minute walk to Albany Primary or ASHS - Nearby attractions include Strawberry Hill Farm and Albany Snake Run - Currently tenanted at \$355/week - Vacant possession available To arrange an inspection or for further information contact: Chelsea McIntyre 0400 865 773 | [chelsea@masonrealty.com.au](mailto:chelsea@masonrealty.com.au) [www.facebook.com/choosechelseaalbany](http://www.facebook.com/choosechelseaalbany) [www.choosechelseaalbany.com.au](http://www.choosechelseaalbany.com.au) Our mission is to create a stress-free, smooth real estate transaction for every client. Make your first decision the right one, Choose Chelsea