

**37 Smith Street, Bolgart, WA 6568**

**House For Sale**

Friday, 5 April 2024

**37 Smith Street, Bolgart, WA 6568**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$375,000**

**RESIDENCE:** 3 x1 x 1 + study, double brick and tile residence built in the 1970's. Consists of cement front driveway to fully enclosed brick and tile, garage with roller door entry and roller exit with side door entry from home. Home consists of front porch with steel wrought iron fence, front entry to passage with entry to 3 bedrooms and a lounge. The large lounge has entry to separate dining/kitchen. Gully type modern renovated kitchen with clip board floor coverings, floor cupboards and wall cupboards, single stainless-steel sink, electric stove, and fridge recess area. All bedrooms and lounge have carpet floor coverings. Main bedroom and dining area have reverse cycle air conditioners. There is a side passage to bathroom, toilet, linen cupboards, kitchen, office, and laundry. Rear verandah has an electric 1.25k/lt hot water storage system. The passageways, kitchen, dining area have clip board floor coverings. Side and rear passage exits to half enclosed verandah and rear lawn area.**SHED:**Steel frame zinalume clad walls, iron clad roof with concrete floor. Size - 33m<sup>2</sup>. With storage section at one end, 11m<sup>2</sup> and vehicle storage the other end 22m<sup>2</sup>. Shed is located at the rear of the block with laneway access.**BLOCK SIZE:**Area size 1012m<sup>2</sup> with R.O.W. Laneway.**BOLGART:**Located 38 kms north of Toodyay and 120 kms northeast of Perth in the southern end of the Shire of Victoria Plains. Bolgart has Rural Farm Merchandise Business which caters for hardware, groceries, Post office, newspapers, frozen goods, vegetables, and chemical products for local farming community. There is a Primary school with a bus service to Toodyay High school and Northam Senior High school. There is Hotel with excellent menu for dining with good array of Funk cider and beers, plus a license Sports club with a new synthetic Bowling green and an 18-hole Golf course with sand greens. Calingiri is located 23 kms north of Bolgart which caters for all winter sports of Football, Hockey with grass fields and Netball. Yerecoin is a further 22 kms north with a very strong and popular Tennis Club. **SHIRE OF VICTORIA PLAINS:**The Shire is a very productive and affluent farming area with 450 mm average rainfall, & with high land values and producing high yielding cereals, legumes, canola, and premium livestock. It is the "Blue Ribbon Area" of the north.**PRICE - \$375,000.**  
Inspection by appointment only please contact:Kevin Manuel - 0428 954 795Email: kevinmanuel@wn.com.au