

4 Durman Place, Mount Melville, WA 6330



House For Sale

Friday, 19 January 2024

4 Durman Place, Mount Melville, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 684 m2

Type: House



Anne Brandenburg
0429413667

Offers from \$450000

Twinkling night lights, spectacular sunrises and a long view to King George Sound from this 60s built, 3x1 in an elevated position on the sunny side of Mount Melville will appeal to many. Warm, cosy and comfortable, it has open plan living with sensational indoor/outdoor living and entertaining opportunities across the rear of the home. Plus, it has much sought after high ceilings, jarrah floorboards and original retro influences throughout. With captivating and inviting street presence, this brick and iron clad wood frame home sits atop an R30 684m² sloping lot on a quiet no-thru road less than 2km from the Albany CBD. Albany's downtown shopping, dining, entertainment, medical, educational, and nearby Mount Melville bush reserve facilities are all within easy walking distance or a short drive away. Covered hardstand parking for two vehicles at the front of the home leads to a single carport with roller door frontage and rear access to the property. Extend the home into the large back yard, build a granny flat or grow a lush garden. You may even consider subdividing in the future. Inside the home, open plan living/dining is spacious and blessed with full width windows overlooking the back yard. The adjoining galley kitchen has views to the back and front of the lot, and comes with plenty of bench space, double sink, gas cooktop and electric fan forced oven, space for a dishwasher and a big bank of storage cupboards. A separate laundry with rear access to the carport is off the kitchen. At the front of the home is the bedroom and bathroom wing. Bedrooms are a good size, all with BIRs. The compact bathroom has a shower over bath and vanity. A separate WC adjoins. Formal entry to the home sits midway between the bedroom and living areas of the home. Mains sewer and bottled gas is connected. The ceiling is insulated. Security screen doors are installed on front and back doors, as are flyscreens on many windows, a gas bayonet point for heating in the living area, and an electric storage HWS in the laundry. Externally, the house is clearly in need of maintenance which, when done, will add good value to the home. City rates are approx. \$2,287pa and water rates approx. \$1,526pa. The property falls within the Albany Primary and High School zones. Please call to view by appointment or attend a scheduled home open commencing 11am Friday 26th January.