

**41 Piccadilly Street, Piccadilly, WA 6430**

**House For Sale**

Saturday, 18 November 2023

41 Piccadilly Street, Piccadilly, WA 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 880 m2**

**Type: House**



Iris Haynes

0420471461

**\$329,000**

Old style charming home with lovely established garden might be just your ticket into home ownership. Move in ready, as freshly painted and new carpets have just been installed. If you enjoy gardening, you will love the privacy and shade this garden has to offer. Created over decades of ownership, you can just enjoy the fruit of dedicated labour. Let's discover what is on offer:

- 3 Bedrooms
- Plus study or 4th bedroom
- Hallway and covered porch
- Central living area
- Cosy kitchen
- 1 Bathroom with shower
- Freshly repainted
- New carpets
- Outside laundry and toilet

The floorplan gives you plenty of options to change the rooms to suit your own requirements. The block has been developed over the years with numerous improvements. Outside features:

- Powered Shed and six shelved storage units
- Pergola
- Entertaining area under Jacaranda tree
- Water feature
- Fully fenced
- Rear lane access
- Generous space for off street parking at rear
- Rainwater tank (enjoy filter rainwater)

880m<sup>2</sup> block with R60 Code Great central location, close to shops, park and hospital and walking distance to pubs. If you are an investor you might want to plan forward and rent out the house while there is a low vacancy rate in Kalgoorlie-Boulder. Developed the block with R60 code with units at a later stage. The first step is to connect with Iris Haynes 0420 471461 to arrange a viewing at short notice as this property is priced to sell. Council rates: \$ 1,999.32 pa Water rates: \$270.00 pa