

44 Melville Street, Albany, WA 6330



Sold House

Wednesday, 11 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 839 m2

Type: House



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Character, views and city convenience make a winning combination at this delightful 1960s home high on Mount Melville. The property is less than 800 metres from the CBD – close to shops, schools and entertainment, and an easy walk home after a night out. It has been well preserved and takes in fabulous views over Princess Royal Harbour to Torndirrup while promising a city lifestyle with space to spread out. Behind a picket fence on an 839sqm block, the fibro and iron home is set in easy-care gardens with low-maintenance plantings at the front while neat lawns contrast with ancient granite outcrops at the rear boundary – perfect vantage points for taking in the views. Families will love the choice of indoor and outdoor living areas. A little sunroom provides a cosy spot for looking out over the harbour and shelters the front door, which opens onto a comfortable lounge, warmed by an efficient gas log fire. Sure to be a popular spot for entertaining and barbecues all year round is the long, covered and tiled patio at the back, with heaps of space for sitting, dining and relaxing. A key attraction which is bound to be appreciated by all occupants is a freestanding studio or games room, perfect for hobbies, as a workshop or for children to let off steam. This has glass doors, plenty of natural light, and power connected. The kitchen is a pleasant space with good cabinetry, gas cooking and space for a meals table, and next to this is the dining room with an office or study off one end. With windows on two sides to make the most of the harbour outlook, the main bedroom is king sized. Next to this is a double with air conditioning and a built-in robe, and the third is also a double. Driveways on both sides of the house provide ample off-road parking. One leads to a carport; the other to the studio. A toolshed and a cat run make up the outdoor features. Everything is in good shape – the property has been well preserved and is nicely presented throughout. This charming and practical family home is perfect for owner-occupiers of all ages, and would make a highly desirable rental with the potential for excellent returns. What you need to know: - 1960s fibro and iron cottage - 839sqm block, high on Mount Melville - Views over Princess Royal Harbour to the hills of Torndirrup - Less than 800m from CBD - Lounge with efficient gas log fire - Dining room - Long, tiled and covered patio - Freestanding studio or games room - Office or study - King-sized main bedroom with view - Two double bedrooms, one with air conditioning and built-in robe - Bathroom with bath, shower, vanity - Laundry - Carport - Two driveways with ample parking - Council rates \$ \$2,348.06 - Water rates \$1,525.99