

45 - 47 Sixth Avenue, Kendenup, WA 6323

 ALBANY PRESTIGE REALTY

House For Sale

Saturday, 15 June 2024

45 - 47 Sixth Avenue, Kendenup, WA 6323

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 2024 m2

Type: House



Janyce Nichol

0409687586

\$385,000

Welcome to an appealing Colorbond home, with two bedrooms and two ensuite bathrooms on 2,024m² ... that's half an acre in total. Good news too ... there are two titles on the two adjoining blocks. It was in fact a smart move that the seller made in positioning the residence on one block and the garage/carport to the rear of the other block thus making plenty of turnaround space for a caravan, boat and trailer. Here's what's on offer:

Inside features:

- Entry / open plan living – dining area with reverse cycle air conditioner
- Kitchen has an electric upright stove with 4-burner cooktop/oven, double sink, built-in corner pantry, under bench cupboards & drawers
- Master bedroom has walk-in robe & ensuite bathroom with twin vanities, shower & toilet
- Bedroom 2 has walk-in robe & combined ensuite / laundry with vanity, shower, toilet, heated towel rail & laundry sink
- Heat pump hot water system

Outside features:

- Colorbond construction; built 2018
- All-weather timber decked veranda / patio with plastic rolldown blinds
- Small all-weather deck (off kitchen) with plastic rolldown blinds
- Colorbond carport / garage, 12m x 7m in total: Double carport has two roller doors and measures 7m x 4.3m approx. and garage section measures 7m x 7.7 approx.
- Assorted fruit trees
- Fully fenced boundary
- Scheme water connection
- Water rates: \$275.72 & \$282.60 (Total \$558.32)
- Shire of Plantagenet rates: \$1,700 (amalgamated for group rating purposes)
- Zoning: R5

Something else worth knowing. The sellers have decided to include all furniture and whitegoods in the asking price. If you would like to receive a brochure with an aerial map or if you wish to arrange for an inspection, please call today.