

46 Yougenup Road, Gnowangerup, WA 6335

House For Sale

Thursday, 9 November 2023

46 Yougenup Road, Gnowangerup, WA 6335

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1012 m2

Type: House



Glen Phelps
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Offers from \$125,000

46 Yougenup Rd, Gnowangerup 2 bedroom x 1 bathroom 1012sqm Offer From \$125,000 "Deceased Estate" Situated in the centre of town on its original quarter acre block this country cottage offers something a little different by means of its very own stand-alone shop front/ studio/ office. The accommodation itself is two bedrooms, one bathroom and a centrally located living area. Well cared for easy to manage gardening and a lock up workshop only enhance the property once outside the home. Well fenced on all boundaries the property is secure for the new owners' assets or the keeping of family pets, lockable gates provides the home rear lane access. Other Features to the property Include: • Gas storage hot water system • 130mm Jarrah flooring • Security screening on all windows • Undercover Parking for three vehicles • Powered workshop with concrete floors • Secure, powered studio/office/retail building • Well insulated • Original Roofing replaced. • Zoned Town Centre under Local Planning Scheme #2 The property is a rare find, offering a comfortable home ready to accommodate family living or valuable staff accommodation with the additional benefit of creating your Dream home office, art studio or even retail space. For further details or viewing of the property contact Selling Agent Glen Phelps 0400 092 075.