

**462 Lower King Road, Lower King, WA 6330**



**Sold House**

Wednesday, 6 March 2024

462 Lower King Road, Lower King, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



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## Contact agent

This well-priced brick and tile home in a popular family area near the coast offers numerous possibilities for an astute purchaser to reap solid rewards. The 1970s home is tidy and in good order but a bit tired, so it's a terrific upgrade proposition for buyers on a budget, or investors looking for a quick turnaround for renting or resale. While new flooring and décor would smarten it up without breaking the bank, adding a modern kitchen and a facelift for the bathroom would pay dividends. Whether the purchaser chooses to do a cosmetic makeover and rent it out, go all out and renovate it for higher returns, or live in it and do the place up as they go, the prospect of adding value – in the short or long term – is clear. Either way, they would be rewarded with a comfortable home on a versatile 840sqm block within easy reach of schools, shops, fishing and boating, and only 13 minutes' drive from town. At the front is a good-sized lounge, which opens onto the dining room and then the kitchen, with gas cooking and an outlook to the coastal hills from the sink. All three bedrooms are double sized. The nearby bathroom has a bath, walk-in shower and vanity, and the toilet is separate, next to the laundry. Adjoining the house is a single carport and there's also a freestanding garage at the side, plus space for parking a big vehicle or caravan. Families would love the generous back yard with a lawn for the children to play on and plenty of scope for planting gardens, veggies and fruit trees. With so much going for it and priced to sell, the property is well worth a look for judicious buyers recognising the value it represents. What you need to know: - Brick veneer and tile home - Built 1970s - 840sqm block - Lounge - Dining Room - Kitchen with gas cooking - Three double bedrooms - Bathroom with bath, shower, vanity - Laundry - Separate toilet - Carport - Freestanding garage - Off-road parking – space for big vehicle - Fenced backyard - Easy access to schools, shops, fishing, boating, 13 minutes from town - Council rates \$2,194.16 - Water rates \$1,525.99