

# 56 Marmion Street, Mount Barker, WA 6324



## Sold House

Saturday, 30 September 2023

56 Marmion Street, Mount Barker, WA 6324

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 1985 m<sup>2</sup>

Type: House

**\$430,000**

Now here's your chance to enjoy everything that country life can offer while being on the edge of town but still just a few minutes from main street in Mount Barker. With a double brick and Colorbond residence sitting on a 1,985m<sup>2</sup> block of land - that's very nearly half an acre, it doesn't get much better! Just think ... you can walk, bike or drive for that morning coffee. In all, there are four bedrooms - or three bedrooms and an office - plus one bathroom and one toilet. For comfort all year around, a reverse cycle air conditioner has been installed in the entry / lounge room. There is also a second living area cum reading room or formal dining area. The choice is yours. Throughout the home, upgrades are many and include a quality kitchen to keep the chef happy with 5-burner gas upright stove and two electric ovens plus built-in pantry, spice rack, overhead cupboards and under bench cupboards and drawers. There is also a dishwasher. Added to that, jarrah floorboards are a beautiful feature along with the fresh paint, new light fittings and decorative cornices. There is also a gas instant hot water system that's temperature controlled as well as ceiling insulation. Last but not least, an external storeroom with built-in shelving. Always very handy! Side access leads to a two-door shed as well as a powered garage/workshop with mezzanine storage. Automatic reticulation has been installed and there is boundary fencing ... great for children and pets. If you would like further details - including a brochure and an aerial map - or if you wish to arrange a private inspection, please call today. You'll be glad you did!