

**5B Denman Road, Mount Clarence, WA 6330**



**Sold House**

Thursday, 18 April 2024

5B Denman Road, Mount Clarence, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 684 m2**

**Type: House**



Ray Stocker  
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## Contact agent

Tucked away on the high end of Denman Road and only a short 2km drive to the town centre, and within the Albany Senior High School and Albany Primary School zone, this home is ideally located to take advantage of all that Albany has to offer. Perfectly located just 1.5km from Middleton Beach the property is almost midway between the Albany CBD and the beach. For those adventurous souls the walking trails of Mount Clarence are just a short walk south of the home. The 2 bedroom timber framed cottage provides cosy accommodation for a young family or couple just starting out or is an ideal investment/holiday cottage. The open plan kitchen, dining and living area has character and includes gas cooking and ample cupboard space in the kitchen and a slow combustion wood fire in the living area for cosy winter afternoons. The clean and functional bathroom has a shower, vanity with basin and WC and is centrally located. A separate laundry is accessed from outside. The 684 sqm battleaxe block is terraced and has been established with gardens, lawns, and fruit trees. Situated on the upper level is a fully enclosed timber framed shed (6m x 3m) and a steel framed skillion storage area (6m x 4.2m). The upper portion of the lot provides nice views of King George Sound which can be enhanced with a two storey dwelling construction. Key Selling Features:

- Private 684 sqm "battleaxe" lot
- Elevated position with good views, from the upper level of the block to King George Sound
- Comfortable 2 bedroom cottage,
- Shed and well established gardens (including some fruit trees)
- Ideal site for future redevelopment, whilst providing a rental income in the meantime.
- Currently leased until end September 2024.

This property would suit the following buyers:

- Young couples looking for their first home.
- Second home buyer looking for a site to build their dream home.
- Investors looking for a future building site but with a rental income in the meantime.
- Farmer or city based investor looking for a holiday cottage in a brilliant location.

For more information or to schedule a viewing, contact Ray Stocker on 0418 932 746 or [ray.stocker@greatsouthern.rh.com.au](mailto:ray.stocker@greatsouthern.rh.com.au)