

# 6 Farley Road, Capel, WA 6271

## House For Sale

Friday, 10 May 2024



6 Farley Road, Capel, WA 6271

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 751 m2

Type: House



Jay Standley  
0897211144

## Offers Over \$425,000

Nestled on a spacious 751sqm block within walking distance to town across the Capel River, this cosy family home is an excellent opportunity for first home buyers or investors. It features three bedrooms, each with built-in robes and ceiling fans, and a stylishly renovated bathroom with a bath. The home includes two living areas: an inviting lounge room equipped with a wood fire, reverse cycle air conditioning, and a ceiling fan, and a versatile games room that opens to an expansive enclosed patio, perfect for year-round entertainment. The modern kitchen and dining area have been updated to include a large gas stove, extensive cupboard storage, and large windows that allow natural light to brighten the space. The seamless flow from indoors to the large, paved patio area with a wood fire enhances the home's entertainment potential. Outside, the property boasts a gardener's paradise with established fruit trees and organic vegetable gardens. A large paved double carport and beautifully landscaped front yard complete this charming package, making it an inviting and functional home ready for its new owners.\*\*\*\*Call Jay Standley to register your interest or to book a viewing

\*\*\*\*Features:- 3 bedrooms & 1 Bathroom - Built in 1963- 751 sqm block- Built-in robes to all bedrooms- Two separate living areas- Reverse cycle air conditioning- Ceiling fans- Wood fire- Double carport and side access- Generous patio for entertaining- Easy-care and enclosed gardens- 3m x 3m garden shed- Currently tenanted at \$440 per week until 02.01.2025  
Nearby: 350m to Capel Tavern 1km to Capel Town Centre 1.7km to Capel Primary School 1.8km to Capel Bowls Club 26km to Busselton 27km to Bunbury  
Water Rates: \$2009.00 Shire Rates: \$275.72  
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