

**64A Parade Street, Albany, WA 6330**



**Sold House**

Wednesday, 20 September 2023

64A Parade Street, Albany, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 360 m2**

**Type: House**



Tommie Watts  
0898414022

## Contact agent

Downsizers, single people or couples seeking a manageable property without sacrificing space and comfort will be captivated by this inviting home and the lifestyle on offer. Private and easy to maintain, the home is only 500m from the CBD – so it's an easy walk to York Street and the city centre shops, eateries and entertainment. The smart, rendered brick and Colorbond home features well-proportioned rooms and a choice of indoor and outdoor living areas for nestling in and enjoying the relaxing ambience or entertaining friends and family. The house, which is the front of two freestanding units on the block, is screened from the street by a neat hedge. Inside, it's light and welcoming with a generous open-plan lounge and dining room fitted with an efficient gas log fire in a brick fireplace. A door at the back opens onto an enclosed, paved patio with pull-down café blinds to regulate the breeze and glimpses of Princess Royal Harbour. Double doors from here lead into a delightful sunroom and beyond that, a sheltered courtyard with a granite rockery and attractive garden beds of ferns and succulents as well as a brick-built garden shed and a rainwater tank. Back inside, warm jarrah features to windows and doors extend to the kitchen, which has a walk-in pantry, gas cook-top, wall oven and a big window with a servery hatch to the sunroom. On one side of the house, a hallway leads to the impressive bedrooms, both of which are king sized and fitted with carpet, air conditioning and built-in robes. Nearby is the bathroom with bath, shower and vanity, the separate toilet and the laundry. High ceilings with decorative cornices, stylish décor and good floor coverings set off the home beautifully. There's undercover access from the single garage under the main roof and the occupants' safety and wellbeing are enhanced by door screens, a security system and window shutters in the main bedroom. This is a well-appointed unit blending ease and convenience. It presents a welcoming haven for the fortunate new owners recognising the myriad advantages of stress-free living near the city. There is a sub-division plan currently taking place. The proposed changes are forecast for completion no later than March 2024. This plan will not have any fees or accounts attached to the ownership. Contact Tommie Watts for more information. What you need to know: - Brick and Colorbond home - At front of two-lot strata - 500m from Albany's CBD – walk to York Street - Open-plan lounge and dining area with gas log fire - Enclosed patio - Sunroom - Kitchen with walk-in pantry, gas cooking - Two king-sized bedrooms with air conditioning - Bathroom with bath, shower, vanity - Separate toilet - Laundry - Sheltered rear courtyard - Single garage - Security system and screens, window shutters to main bedroom - Garden shed, rainwater tank - Well maintained and private - Council rates \$2,104.44 - Water rates \$1,525.99