

**73 First Avenue, Kendenup, WA 6323**

 ALBANY PRESTIGE REALTY

**House For Sale**

Monday, 22 April 2024

73 First Avenue, Kendenup, WA 6323

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 989 m2**

**Type: House**



Janyce Nichol

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**\$319,000**

Step inside this charming rammed earth cottage - set in bush surrounds. Absorb the tranquility - so peaceful with the sound of birds and the smell of the gum trees. The home - constructed in 1998 - has two good-sized bedrooms, one bathroom and a large open plan living space - incorporating the kitchen and dining areas. Outside you will find the all-weather front and rear verandahs, a wood shed, shade house and a rainwater tank plus a garage with a concrete floor. The backyard is fully fenced and the block size is 989m<sup>2</sup>. Kendenup a growing community in the Great Southern - located a 15 minute drive to near-by Mt Barker and a 50 minute drive to the regional city of Albany. A delightful property offering plenty of potential! Come see.