

**76 Festing Street, Mount Melville, WA 6330**



**House For Sale**

Saturday, 25 November 2023

76 Festing Street, Mount Melville, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 909 m2**

**Type: House**



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## Offers From \$695,000

On a raised slipway off Festing Street, this charming country style cottage will always enjoy a perfect harbour view. Built as one of four adjoining railway worker's cottages in the 1940s, this freshly painted and near original 3x1 timber and iron clad cottage home on an R30, 909sqm lot overlooking Princess Royal Harbour will appeal to many. Likely included will be small families looking for access to CBD education facilities, out of towners looking for cute beach house, savvy investors looking for a solid rental, or homeowners looking for the perfect spot to create their forever home. Entry to the cottage is via a flight of wooden stairs to a sheltered porch and fully enclosed, wood lined wrap veranda with a show stopping harbour view sprawled out before it. Just stunning! Picture windows sit atop a wide wood sill extending the full length of the veranda and emphasise the unfettered harbour view. Slider blinds are fitted for privacy and sun control. The wood lined ceiling adds cottage warmth. Take time to enjoy this space and think how you might use it. Will it be for lazing? For work? For kids to play? Or will it be to simply enjoy the sun set at the end of each day? French doors at the far end of the wrap veranda open to a country style kitchen/dining room. Light, bright, and forming the hub of the home, it is fitted with a new west facing window and a big corner pantry. New cabinetry houses an upright 4 burner gas stove, a double sink and space for a dishwasher. There is plenty of space for dining table and convivial sharing. Separate living is accessed either from a central passage to the bedrooms, or via a rich red door off the front porch. Generously proportioned, it features a fabulous wood fire with gorgeous wood mantel and venting system that heats both the living and enclosed veranda. Bedrooms are all good sizes. Two have BI robes and the third BI shelving. The adjoining bathroom has a shower recess, vanity and WC. Back off the kitchen/dining area is the laundry with handy double wash trough, plenty of space for white goods, a linen store and access to a second WC. Fresh paint is a feature throughout, as are high ceilings, original Jarrah floors, sash and louvre windows. Maintenance has been attended to and time worn elements replaced where need be. Instant gas HWS, ceiling and underfloor insulation throughout, and security screen doors front and back are installed.

At the rear of the home, level blue stone pathways provide practical access to vegetable gardens, utility areas and a super cute studio/store room that everyone will love. Beyond this, a steeply upward sloping back yard – also with unfettered water views - awaits interest or development. At the front of the home, a single carport and hardstand parking provide space for two vehicles. Slip road access to the cottage ensures quiet passage of vehicles past the property at all times. NBN is connected, as is mains gas, water and sewer connections. City rates are \$2,379pa and water rates approx. \$1,560pa. The main street of Albany is 1.5km away. A broad range of central medical, recreational, shopping and education facilities are within a 5min drive away.