

8 Keirnan Street, Whitby, WA 6123

CENTURY 21

Sold House

Monday, 14 August 2023

8 Keirnan Street, Whitby, WA 6123

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3402 m2

Type: House

\$650,000

INSPECTIONS BY APPOINTMENT Embrace the exceptional opportunity to own an iconic Western Australian landmark at 8 Kiernan Street, Whitby. This extraordinary property showcases the renowned Whitby Falls Barns, embodying the spirit of a bygone era. Constructed in the 1980s as a complementary addition to the historic Whitby Falls Coach House*, these barns were originally used to store feed for the local Stockfeed Supplier. As the Coach House gained popularity as a tourist attraction during that period, the newly established Barns further enriched the narrative, harkening back to the Coach House's original construction in the 1890s. Originally part of the expansive grounds of the Whitby Falls Coach House, the titles have more recently been sold off to private owners and now the opportunity awaits for you to become custodian of the iconic Whitby Falls Barns. The current house was cleverly designed and built by Ross Squire Homes to mimic the rustic charm of the stables and seamlessly blend into its charm. Enjoying a beautifully considered 3-bedroom, 1-bathroom floor plan the home has been constructed from a steel frame and is timber clad to maintain the presence of the original stables. The home is attached to a shed which used to be used as the hay store and in later years set the stage for shearing demonstrations when the property was part of the coach house. The current owners have planning approval for a master bedroom and ensuite for those looking to expand the floor plan to a 4-bedroom, 2-bathroom home. During the current home's construction, the owners resided in a well-equipped front shed, featuring a convenient hot water system for easy cleanups. This shed holds incredible potential as a second dwelling, AirBnB, granny flat, guest accommodation, rumpus room, or additional storage. Add to this, the adjacent stables offer a toilet. Capitalise on the future development of the Keirnan Park Recreation and Sports Precinct, strategically located just across the road. This property eagerly awaits your mark as an investment opportunity. The prime location promises increasing passing traffic once the facilities are built and operational, offering a prosperous future for businesses. If you cherish the unique charm and possess a creative business mindset, this is your playground. Imagine childcare, medical centre, arts and crafts studio, gymnasium, or an educational hub focused on grassroots environmental initiatives. There's ample space for campers, motorhomes, boats, horse floats, and tents. Potential for a hipcamp venture with the necessary approvals. The possibilities are limitless, but thorough research and due diligence with the local council are essential to obtain approvals for any future business ventures to be carried out on this property.

FEATURES: * 3,402sqm block zoned Urban Development * 3-bedroom, 1-bathroom home with approvals to build a master bedroom and ensuite * Kitchen with 900mm oven and new dishwasher * Secure dog run with access from laundry * Large family/theatre room * 20 Solar Panels, 5 KV approx. * NEW BOSCH hot water system instantaneous 16 Hydropower * Below ground salt-water, Freedom pool with spa, installed 2019. * Solar blanket, cleaner + **SHED POTENTIAL USES:-** OFFICE space, home business, storage, carpenters or tradies workshop, gymnasium, teenage retreat, pool table and gaming area, man cave, woman cave, art gallery, craft centre, sporting facility, physiotherapy, medical centre, Vet centre, Pet shop – eg. aviary or aquatic etc., Op shop, antique & second hand store, restaurant/café, - with appropriate shire approvals. **FRONT SHED 1** **FEATURES** * 15 x 8m approx. * Bathroom and Rinnai hot water system * 3 phase power * Cosy combustion wood heater * 18,000 L Rainwater tank supplying the main house **SHED/STABLES** * 13 x 6m approx. fitted with stable doors and circa 1886 inscribed in concrete floor * Toilet * Original stable doors * Septic tanks (2) plus 2 leach drains For more information and inspection times contact: Agent: Heather Payne Mobile: 0407 252 248

PROPERTY INFORMATION Council Rates: \$700.00 per qtr Block Size: 3,402sqm Living Area: 180sqm approx. Zoning: Urban Development Build Year: 2015 Dwelling Type: House Floor Plan: Not Available **INFORMATION DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency. *Note: Reference to the Historic Whitby Coach House in this advertising is for storytelling purposes only. The Historic Whitby Coach House does not reside on the Title for 8 Kiernan Road, Whitby and does not form part of this sale.