

8 South Western Highway, Waroona, WA 6215

Elders

House For Sale

Wednesday, 12 June 2024

8 South Western Highway, Waroona, WA 6215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 1629 m²

Type: House



Anthony Skip Schirripa
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Offers Over \$319,000

Fantastic opportunity to purchase this 2-bedrooms, 2-bathrooms home nestled on a large 1,629sqm block, with (Urban 3, service commercial) zoning allowing a variety of uses on the property, such as (garden use, community purpose, shop, warehouse, produce store, motor sales, reception centre... and so much more), subject to you verifying this with the local Waroona Shire prior to an offer. Further to this, the seller has recently obtained shire approval to run a home business from the property. Placed peacefully at the rear, the property offers comfortable living with two bedrooms, two bathrooms, air conditioning, heating, side access on a large block, if you opted for a quiet lifestyle within the leafy surrounds. The kitchen was modernised in 2023 and the property's electrical wiring and meter-box was upgraded approx. 13 years ago. Encapsulated with local history where you can enjoy counter lunches at the local pub. This property offers a peaceful lifestyle, with business or personal options, but the convenience of larger districts, central to Bunbury and Mandurah and just over 1.5 hours' drive to Perth. Property Features Two bedrooms, two bathrooms home Main bedroom has direct access to a bathroom Bathroom two is spacious and wheelchair friendly Large front and rear verandahs with concrete flooring Wheelchair access ramp to the home Raked ceilings in the living rooms providing a sense of space Two r/c split air conditions in the bedrooms Wall air conditioner in the living room House rewired with new meter-box approx. 13 years ago Wood heater in the living room for toasty winters Appliances all electric (not connected to gas) Septic tanks but option to connect to sewer which runs nearby Two hot water systems recently replaced for each bathroom & kitchen Laundry is combined with the spacious rear bathroom Kitchen was upgraded in 2023 Carpets replaced in 2019 *A nook at the end of the kitchen - ideal butler's pantry, storage area Plenty of parking and drive through access both side Circular driveway and large carport Large backyard which is reticulated Modern boundary fencing in good condition NBN available *Left boundary fence at the front of the dwelling is not located correctly on the seller's boundary *Synergy light meter in the driveway is not connected *Zoned Urban 3 Service Commercial Built 2000 (approx.) Land size: 1629m² * (not sub-dividable) Land rates: \$2680.09 approx. pa Water rates: \$1950 approx. pa