

9 Newman Street, Corrigin, WA 6375



House For Sale

Tuesday, 21 May 2024

9 Newman Street, Corrigin, WA 6375

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1146 m2

Type: House



Amanda Milton

\$249,000 Charming Renovated Yesteryear

Run, don't walk for this one. On entry to this 1947 built, 3 bedroom, 2 bathroom, 3 toilet home, you are greeted with high ceilings and polished floorboards. The formal entry brings you past the lounge, bedrooms one and two, and the bathroom. Next you move through to the living and kitchen area which is the heart of any home. Then you transition past the dining, laundry, and bedroom 3 before embracing the large alfresco area. Features of this property include: * Circa 1947 build home with limestone retaining walls. * Property is built on the high side of the road and backs onto the local school. * Timber frame, timber piers, Asbestos clad, iron roof. * 3m high ceilings * Three bedrooms (Two good sized and one enclosed sleepout) all carpeted. * Original, polished floorboards in the hallway, lounge room and kitchen. * Sitting area next to the kitchen with carpet floors. * Verandah on front (South) side of house. * Large, brick paved alfresco area at the back (North), perfect for entertaining on those hot summer nights. * Lounge room, master bedroom and kitchen have with split system, reverse cycle air conditioning. * Built in tile fire in loungeroom. * Luxury ensuite with shower, toilet and separate large bath to relax in. * Family bathroom has shower over small, low bath tub, perfect for the little ones plus vanity unit and second toilet. * Laundry and third toilet located off from the dining area. * Solar hot water system. * Fully fenced rear yard space. * 6m x 8m iron framed and iron clad Carport shed with earth floor and no power. 3.2m height at entrance. * Garden sheds. * Mains water. * Mains overhead power. * Deep sewerage. * Shire Rates Approx. \$1450/annum for the two blocks rated together. * Water Rates - Approx. \$300/annum supply charge plus usage charge * Sewerage Rates - Approx. \$1500/annum * Weekly kerbside rubbish bin removal. * Fortnightly kerbside recyclable bin removal. * Street mail delivery. 9 Newman St, Corrigin is located in Corrigin (Population approx 701) which is 223km south east of Perth and 287km north-east of Bunbury, and 350km north of Albany. Corrigin is known as the 'town of windmills' tipping it's hat to the many windmills that used to operate around Corrigin. Corrigin has a K - 10 district high school, day-care, outstanding sporting facilities, skate park, caravan park, 2 grocery stores, cafe, hardware, butcher, hospital, chemist, doctors surgery and many business that support the agricultural and transport industries. With housing availability in Corrigin almost non existent, don't wait to book your appointment. This property is currently tenanted so please call to arrange your private inspection. (Please do not knock on the door for a viewing.) For further information or to arrange your private viewing please contact: Amanda Milton Elders Real Estate, Lake Grace Ph: 0429 654 011 (text/call) Email: amanda.milton@elders.com.au "Service isn't Something... It is Everything" Buyers Note All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline only. Buyers should complete their own due diligence, including a visual inspection before making an offer to purchase. Investors Note Please be advised that there are no companies offering property management in the South-Eastern wheatbelt of WA. All properties will need to be owner managed.