

95 South Western Highway, Kirup, WA 6251



House For Sale

Saturday, 15 June 2024

95 South Western Highway, Kirup, WA 6251

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2049 m2

Type: House



Sara Orenshaw
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Angela Murphy
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Offers over \$429,000

COSY COUNTRY COTTAGE - IN KIRUP! Set on an expansive lot of 2,049 sqm*, this prime-located 3-bedroom, 1-bathroom home offers character and charm, along with numerous recent modern upgrades for your comfort and convenience. Positioned midway* between the thriving orchard town of Donnybrook and the undulating farming and forest landscapes of beautiful Balingup, Kirup lies within ideal proximity for commuting to work in Greenbushes or the surrounding region. This delightful home provides immense potential to create the look and lifestyle of your family's dreams – or alternatively, it offers the astute investor a reliable rental return.

Internal features:-Wooden floorboards throughout-High ceilings, leadlight window, French doors-Freshly painted (excluding front bedroom)-Newly installed ceiling fans-Lovely lounge opens to functional kitchen-Newly installed rangehood and tiled splashback in kitchen-Wood stove for cosy winters-Walk-in shower, with large bath

External features:-Character-filled timber cladding, iron roof-Generous cooling verandah for relaxation or entertaining-Expansive, enclosed grounds with well-established fruit trees-Immense opportunity for future productive and recreational gardens-Carport-Solar hot water system, septic tank-Large shed with ample storage options

Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,054.77* Zoned: Residential R10

Please note, the property is being sold on an "as-is, where-is" basis. For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315 angela.murphy@elders.com.au or Sara Orenshaw 0459 594 272 sara.orenshaw@elders.com.au

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.