

**18 Bennett Street, Lake Grace, WA 6353**



**Duplex/Semi-detached For Sale**

Friday, 12 July 2024

18 Bennett Street, Lake Grace, WA 6353

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 123 m2**

**Type:**

**Duplex/Semi-detached**



Amanda Milton

## **\$240,000 Rare Find - 2 Bed Duplex!**

Locally known as the 'Chockie Brick' Flats these two, 2-bed, 1-bath units are about as central to everything in Lake Grace as you can get. Within 200 meters of your front door there is a grocer, butcher, hairdresser, pilates studio, clothing and giftware store, 2 cafes, hotel, hardware, regional art space, post office, school, community resource centre, sporting facilities, hall, men's shed and more. Located across the road from one of the local churches this large corner block property has off-street parking in a concrete surfaced 4 car carport. Unit 18A has been fully renovated with new bathroom, toilet, laundry, kitchen, floorcoverings and paint. Unit 18B is as original as when I lived there 30 years ago. Make no mistake, you could live in this unit as is, however once you view 18A you see the potential for 18B. NOTE :- This is an 'as is where is' purchase. Features of this property include: \* 1058m<sup>2</sup> corner block \* Circa 1986 building \* Two - 2 Bedroom, 1-Bathroom, 1-Toilet Units \* Each unit is approximately 62m<sup>2</sup> of floor area \* Brick veneer property with tile roof. \* Each unit has a full kitchen including 540mm freestanding stove/oven combination and room for a reasonable sized fridge. \* Each unit has a full sized laundry \* Each unit has a dining/loungeroom area of 21m<sup>2</sup> \* There is a small area at the rear fenced on 3 sides. \* Shared, 4 bay carport with concrete floor and lighting \* Bitumen frontage with kerb and channelling. \* Rear lane access is possible to the south of the carports. \* Located opposite the Catholic Church, across the road from the Lake Grace Plaza (grocer, newsagent, lotto agent, butcher, pilates studio, hairdresser and clothing and giftware) and the district high school is located within 150m of the property. \* Mains water. \* Mains power. \* Gas instantaneous hot water systems (one each unit). \* 18A has a split system reverse cycle air conditioner. \* 18A and 18B have a heating gas bayonet. 18A with a functioning gas heater and 18B has a gas heater that is noted as not operational. \* Reticulated deep sewerage operated by the Shire of Lake Grace \* Local Government Rates Approx. \$2500/annum. (Inclusive of the sewerage rates) \* Water Rates - Approx. \$300/annum supply charge plus usage charge \* Sewerage rates - Included in the Local Government rates \* Weekly kerbside rubbish bin removal. \* Fortnightly kerbside recyclable bin removal. \* The property (both units) are currently unoccupied. 18A & 18B Bennett St is in the town centre of Lake Grace (Population approx 500) which is 325km south east of Perth, 250km north of Albany and 300km east of Bunbury. Lake Grace has a local District High School (K-10), Playgroup, Childcare facility, Community Resource Centre (CRC), Shire Hall, Cafe's, IGA Grocer, Butcher Shop, Clothing Store, Hairdresser, Post Office, Hardware, Bank, Hotel and Volunteer Fire and Ambulance services. Lake Grace is a sub-regional town with many more services than it's population size would indicate. The town boasts excellent sporting facilities such as lawn bowls, golf, football, hockey, tennis, netball, basketball and a 50m swimming pool. Industry is largely around agriculture with 2 major agricultural machinery dealerships, engineering workshop, agricultural machinery manufacturer, fuel distributor, freight depot, grain handling regional office and shire offices to name a few. Lake Grace has a full hospital with accident and emergency, medical practice, pharmacy, visiting dentist and allied health as well 24 hour ambulance and fire and emergency services (volunteer). To support your creativity there is a thriving regional artists group, and the area is home to amazing wildflowers and beautiful salt lake systems. Don't delay, call, text or email today for more information, or to organise your private inspection. Contact: Amanda Milton Elders Real Estate 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.