

# 109 Fourth Avenue, Kendenup, WA 6323



## House For Sale

Wednesday, 19 June 2024

109 Fourth Avenue, Kendenup, WA 6323

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4025 m2**

**Type: House**



Max Spiccia  
0418945491

## Offers Above \$470,000

Whether driven to branch out and buy a fully-established acreage in the region you already live in, or yearning for a complete tree change away from the bright lights and congestion of metro city living, this gem delivers. Teeming with birdlife, this captivating corner property is nestled in a quiet country settlement only 20-minutes from the major town of Mt Barker in WA's beautiful Great Southern. Discover mountains, wineries and a scenic coastal town and city within easy driving range. The extra-spacious, sun-filled and refreshed home includes a private access self-contained flat. House family or guests, or consider the rental or holiday let income potential. It is set in meandering waterwise garden grounds, with an orchard, vegie beds, chook pen, scheme water, 127,000l water tank, double and high span caravan carport and a workshop, garden sheds and more. Enjoy the green views and natural light from the inviting verandah, front and rear French door sunrooms, welcoming lounge, with r/c, wood heating and ceiling fan, and the modern dining and kitchen zone. A sweeping hall flows to a mirrored robe main bedroom, and a second bedroom, hall storage and two bathrooms. At the end is a separate wing containing a third bedroom, external access kitchenette, meals & living area and a spacious fourth bedroom, family room or studio. This wing would be ideal for guests or extended family, or potential holiday stay or rental income. Savour the rural lifestyle and all the lower southern regions have to offer. For more detailed information or to arrange a private viewing please contact Max Spiccia on 0418 945 491.