

# 14 Lodge St, Koorda, WA 6475



## House For Sale

Saturday, 29 June 2024

14 Lodge St, Koorda, WA 6475

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Jessica Hill

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**\$190,000**

Introducing a charming and well-maintained home at 14 Lodge Street in Koorda. This delightful property offers three bedrooms, a study, and one bathroom, perfect for first-time homebuyers, investors, or families looking for a comfortable living space. This attractive house features a generously sized master bedroom that comes with a walk-in wardrobe, enhancing both comfort and convenience plus french doors to access the large entertainment area. The neat main bathroom includes both a shower and a bath, tiled for easy maintenance and vanity. The heart of the home is a spacious kitchen that boasts a large amount of storage, a four-burner gas stove and electric oven, complemented by a tastefully tiled splashback and laminated wood look flooring. Comfort is a priority with ducted air conditioning throughout, along with reverse cycle conditioners in the lounge and bedrooms. Recently painted, the interior invites relaxation and tranquility. The living arrangement is completed by great condition carpets, adding warmth and style. Externally, the property excels with a large, paved, and undercover entertainment area, established gardens with fruit trees, and two water tanks (9,000 liters and 4,500 liters). The rear lane access is particularly convenient, leading to a substantial carport structured for a caravan. Also included are a powered workshop with an additional storage/craft room and under-cover parking, plus an inviting front lawn, perfect for recreation and curb appeal. Maximize your lifestyle with solar efficiency, thanks to 19 solar panels. This property is truly walk-in ready, waiting to be called home. Discover the potential of living in Koorda with this exquisite home at 14 Lodge Street. RATE APPROX:GRV - RESIDENTIAL \$746.75SEWERAGE CHARGE \$672.51EMERGENCY SERVICES LEVY \$98.00RECYCLING RUBBISH SERVICE \$175.00DOMESTIC RUBBISH \$185.00Property Code: 1975