

144 Chauvel Road, Kendenup, WA 6323

 ALBANY PRESTIGE REALTY

House For Sale

Wednesday, 19 June 2024

144 Chauvel Road, Kendenup, WA 6323

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 2632 m2

Type: House



Lynn Heppell
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OFFERS ABOVE \$349,000

Set back from the road and surrounded by mature trees, this property offers a tranquil retreat with ample space and privacy to undertake whatever your heart's desire. This home set on two large blocks is definitely value for money. Key Features:

- **Classic Cottage Appeal:** This home exudes the charm of an older cottage, renovated to blend traditional aesthetics with modern comforts.
- **Convenient Access:** Both the front and rear entrances feature gently sloping ramps, ensuring easy access for all.
- **Inviting Entryway:** The front entry opens into a small foyer that leads to the cozy lounge room, with study nook or reading area, creating a warm and welcoming atmosphere.
- **Central Living Area:** The heart of the home is the open-plan kitchen and dining area, perfect for family gatherings and entertaining.
- **Flexible Bedroom Layout:** Two bedrooms are conveniently located off the lounge room, while the third bedroom is accessed via the enclosed veranda/sunroom—ideal for independent teenagers or guests.
- **Spacious and Versatile Block:** The generous 2632m² block offers ample space for outdoor activities and additional parking. A well-equipped workshop, divided into five rooms, features a reverse cycle air conditioner, wood fire, and wash trough, providing versatile options for hobbies or storage. A carport adds further convenience.
- **Family-Friendly Yard:** The enclosed yard is perfect for children and pets, with plenty of room to grow a veggie garden and plant additional fruit trees.
- **Natural Shade and Privacy:** Established tall trees provide shade from the summer sun, enhancing the property's seclusion and rural charm. Enjoy picturesque views of larger rural properties across the road.
- **Ideal Location:** Nestled towards the end of a quiet rural road, this home offers a sense of seclusion while being close to Kendenup village amenities. Just a 15-minute drive to Mount Barker and a 45-minute drive to Albany ensures you're never far from essential services and activities. Imagine waking up to the sounds of nature, spending your days in a spacious yard with plenty of room for growing produce, gardening, outdoor activities, or simply enjoying the fresh country air. The thoughtful renovations and ample living spaces make this home a perfect blend of comfort and functionality. Arrange your private inspection to appreciate what is on offer and to avoid missing out.