

**15 Throssell Road, Greenmount, WA, 6056**

**Professionals**

**House For Sale**

Wednesday, 14 August 2024

15 Throssell Road, Greenmount, WA, 6056

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Andrew Fisher

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## STUNNING HALF ACRE WITH COTTAGE, STUDIO AND WORKSHOP!

Elevated in one the area's best streets with magical, captivating views and over half an acre of land, this is an outstanding property and just a little bit quirky too!

While slowly being surrounded by top shelf real estate, this very liveable cute as anything cottage home in coastal blue and white colour palettes, complete with a renovated and air-conditioned separate studio and a new powered workshop is an opportunity that is incredibly hard to find at the moment.

Adding to all of that, you also have mains gas here (the last of it before it turns to cylinders), a seriously upgraded sewer and septic system, power and water connections, all of which will be invaluable later if you decide to upgrade the property.

The home we believe was likely built in the 50s. From older photographs of other properties we have sold in the area, significant building was being done here around 1954 so that is the likely heritage. And who doesn't love a wee bit of Australiana Heritage!

This is a 1, 2 or 3 bed home depending on how you look at it, but it's approximately 105sqm internally and has a good kitchen with upgrades, and an original wood fired stove. It also has an upgraded country styled bathroom, complete with mini corrugated iron sheeting and there is even a wood heater for the cold nights. The laundry is huge too.

Outside there is a large deck that takes in the best of the current views and our photos have tried to capture some of that magic so you can see exactly what is for offer here.

Despite the age, this is very liveable - in fact it has been rented for quite some time, and before that it was a home for the current owners, and they literally adore this place. It was going to be rented again but it's just time for a new owner to step in.

There is potential here - it literally oozes it. From the views you have now to the views you would obtain if you built up - as you can see, there is nothing between you, and the city and coast. It's an easy block, it's a pretty block and it's a very well-located block.

Moving on, the studio is a one room affair with reverse cycle air, perfect for a teenager or an art studio type deal. It is all neat and tidy and an excellent add on feature. The workshop is only recently installed with power and lighting and has a full concrete floor, and this is something you would retain no matter what your future plans look like. So, as you should see by now the infrastructure here is fantastic.

On materials - no need to ask if it has asbestos - it does. Something to deal with later, but if you don't like the A word - this isn't for you unless you want to nuke the lot and rebuild - in which case - it absolutely is!!

Exciting, quirky, unique, rare and quintessentially Australian - the superlatives just keep on coming but the main one right now is "value". If you want the hills best buy to be your next home or investment, give me a call and we will make a time to show it to you at your earliest convenience!

**\*\*NOTE The gates are locked, please don't enter without us being there\*\***

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

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