

# 2 Mather Road, Lake Grace, WA 6353



## House For Sale

Tuesday, 2 July 2024

2 Mather Road, Lake Grace, WA 6353

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 848 m<sup>2</sup>

Type: House



Amanda Milton

## **\$270,000 Take a Look at me Now!**

In a tight market we would like to introduce to you 2 Mather Road, Lake Grace. This centrally located corner property is a 3 bedroom and 1 bathroom home and is brick veneer with a tiled roof. You enter into the property into the light filled living room complete with tile fire and feel an immediate sense of calm. The house has a central hallway running from the living room to the garage with 3 good sized bedrooms, (2 with built in robes) are located on the south side of the house. The kitchen/dining room has good northerly facing light and is bright and cheery with its new paint and floorcoverings. There is a brand new freestanding gas stove with gas oven to compliment the kitchen. This tidy lady has all new fresh paint inside, new floorcoverings throughout with carpets in the bedrooms and wood look vinyl flooring through the main living areas. The concrete verandah at the rear and front has fresh paint and the walkway pavers have been revamped. This one can be yours to own. Nest or invest. Strong rental returns in Lake Grace. (Refer investors note below). Features of this property are:

- \* 848m<sup>2</sup> corner block
- \* Located central to the main street shops and services, sporting complex, pool, and medical facilities
- \* Circa 1967, brick veneer home, timber floors with tile roof.
- \* 3 Bedroom
- \* Original family bathroom, freshly painted with shower, bath and single vanity.
- \* All new vinyl and carpet floorings throughout.
- \* Full interior professionally painted with fresh 'Whisper White'.
- \* Lounge room with corner windows on two corners, built in wood tile fire and ducted evaporative cooling vent and control.
- \* Original kitchen, with cupboards repainted.
- \* Brand new unused 540mm, freestanding gas stove and oven.
- \* Master bedroom with new carpet, painted, and double, 2 door built-in robe.
- \* Bedroom two with new carpet, painted and single double door built in robe
- \* Bedroom three with new carpet, painted and ducted air vent.
- \* Original laundry, freshly painted with access to toilet and back verandah.
- \* New hard wearing timber look vinyl flooring in hallways, living, dining and kitchen.
- \* New soft grey carpet in the three bedrooms.
- \* Two, single, full height, linen presses in hallway.
- \* Single carport with concrete floor and doorway access to house.
- \* Satellite television dish.
- \* Solar hot water system with electric booster timer switch.
- \* Built in wood tile fire in lounge room.
- \* Ducted evaporative air cooling throughout the whole house.
- \* Rear back verandah with concrete base.
- \* Fully fenced back yard with 3m x 3m Colourbond garden shed and fruit trees.
- \* Bitumen frontage on two sides with separate street access, kerb, and channelling.
- \* Located on north-western edge of town with minimal walk to the town centre.
- \* Mains water.
- \* Mains power.
- \* Reticulated deep sewerage operated by the Shire of Lake Grace
- \* Shire Rates Approx. \$2,268/annum. (Note includes sewerage charges)
- \* Water Rates - Approx. \$300/annum supply charge plus usage charge
- \* Weekly kerbside rubbish bin removal.
- \* Fortnightly kerbside recyclable bin removal.
- \* No street mail delivery, most locals use post boxes at Australia Post.

2 Mather Rd is in the town centre of Lake Grace (Population approx. 480) which is 325km southeast 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 its 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 mainly associated with agriculture with two 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. Do not 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.