

28 Marmion Street, Donnybrook, WA, 6239

Elders

House For Sale

Wednesday, 14 August 2024

28 Marmion Street, Donnybrook, WA, 6239

Bedrooms: 2

Bathrooms: 1

Type: House



Susan Kouw
0438300980

An Incredible Opportunity to Have It All!

Imagine the perfect blend of home and business, all in one fantastic property. Welcome to your new opportunity!

This massive workshop is not just a business hub but also a Class 1A residence, allowing you to live and work in one incredible location!

Step into the welcoming reception area, highlighted by a charming bullnose verandah. With ample parking out front, your clients will have easy access to your business.

The property includes a comfortable caretaker's residence, featuring a lounge with a tile fire, a functional kitchen, a bedroom, and a bathroom/laundry combo.

Let's talk about the workshop. This Class 8 Light Industrial space is approximately 9m* by 40m*, with a solid concrete floor and steel-framed construction.

The workshop also boasts a 5.5m* by 9m* mezzanine, an insulated roof, and three-phase power - ideal for any business needs.

The entire property is fully fenced with secure side gates, providing access to the rear shed. With three personal doors on either side and at the rear of the shed, everything about this property is convenient.

Situated on an approximately 1394m² block, this property is in a prime location close to the South Western Highway and the heart of Donnybrook.

Don't miss this endless opportunity to live, work, and be your own boss - all in one place. Contact us today to make this dream property yours!

Your future starts here!

Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,629.93* pa
Zoned: Light Industry

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980, susan.kouw@elders.com.au

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.