

**37 Capel Street, Kirup, WA, 6251**

*Elders*

**House For Sale**

Wednesday, 25 September 2024

37 Capel Street, Kirup, WA, 6251

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

**HOME OPEN THIS FRIDAY 27th September 5:00pm - 5:30pm**

### CUTE COUNTRY COTTAGE IN KIRUP

Welcome to this quaint and quirky country cottage, situated on a generous lot with 31.5m\* of frontage onto convenient Capel Street – and a total land area of 1551m2\*.

Backed by glorious natural bushland and offered 'as is', this gorgeous home has all the character of its 1930s origin with weatherboard and iron, and a sweetly latticed front porch.

#### Internal features:

- 3 bedrooms, 1 bathroom
- Kitchen with dishwasher
- New gas oven from Harvey Norman (valued at \$750) – provided for buyer's future installation
- Daikin split system air conditioner

#### External features:

- Re-stumped approx. 8\* years ago
- Septic system, leach drain
- Shed with fire place
- Outside toilet
- Bush kitchen
- Two caravans included
- Chook house

Shire of Donnybrook-Balingup Rates 2023/2024: \$2,048.00

Zoning: Residential R10

For further information and to arrange a timely viewing, please contact:

Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au)

Buyers Note: All measurements and dollar amounts are approximate only and generally marked with an asterix (\*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.