

44 Francis Street, Lower King, WA 6330



House For Sale

Monday, 1 July 2024

44 Francis Street, Lower King, WA 6330

Bedrooms: 6

Bathrooms: 3

Parkings: 1

Area: 809 m2

Type: House



Jeremy Stewart

0439940976

Offers Above \$520,000

Just around the corner from the shore of Oyster Harbour, great fishing spots and the boat ramp, this two-storey home on an 809sqm block offers flexibility and several living options for active families. A big property for the price, it represents excellent buying for owners recognising the amazing potential it holds. Some touches have been added in recent years, and while the place needs more than a little TLC, it could be a straightforward project that will appeal to buyers needing an affordable home to accommodate a brood, and to investors looking for a well-priced rental with the promise of excellent returns. Modernising the kitchen, replacing floor coverings and window treatments, giving it a good scrub and freshening up the décor will pay dividends by potentially adding value and delivering a coveted coastal lifestyle. On the ground floor is an air-conditioned, open family room and dining area with the kitchen on one side. While the kitchen has a big footprint and space for an island bench, it's crying out for a makeover. There's a games room or lounge at the back, with doors onto a long, paved and sheltered patio overlooking the gardens. Of the four bedrooms on this level, one would be ideal for use as an office or study. All are double sized, one has built-in robes, and one has its own modern shower room and little area for a microwave and kettle. The main bathroom has a bath with a shower over, a toilet and vanity, and a third shower is part of the laundry, which has good, fitted cabinetry as well as linen and broom cupboards. Upstairs are two more bedrooms, one with a lovely outlook to Oyster Harbour and the hills of Gull Rock. A double-length garage, reached via a drive at the side of the house, has a workshop area at the back, and there's a garden shed for the tools as well as a small chook run. With lawns, hedges, easy-care natives and a few trees for privacy and shelter, the gardens are fenced to contain children and pets, and offer ample scope for growing veggies. In a quiet, leafy area, the property is within easy reach of good schools, a shopping centre and scenic walk trails, and only a 15-minute commute to town. Chock-full of possibilities, it will bring myriad rewards for owners with foresight and a willingness to roll up their sleeves. This property is being sold "As Is" which means in its current condition. Building, timber pest, electrical and plumbing repairs are available upon request. What you need to know: - Two-storey family home, Hardiplank and iron - 809sqm block, quiet locale - Short distance to coast of Oyster Harbour – fishing and boat ramp - Few minutes to good schools, shopping centre, 15 minutes to town - Air-conditioned family room/dining area - Games room or lounge - Big kitchen - Rear patio, paved and sheltered - Six bedrooms, one with en suite shower room - Bathroom with bath, shower, vanity, toilet - Combined laundry and third shower - Double-length garage and powered workshop - Garden shed and chook run - Lawns and easy-care gardens - Council rates \$2,027.77 - Water rates \$275.72