

9 Emerald Street, Donnybrook, WA, 6239

Elders

House For Sale

Tuesday, 3 September 2024

9 Emerald Street, Donnybrook, WA, 6239

Bedrooms: 2

Bathrooms: 1

Type: House

RETRO CHARM IN A PRIME LOCATION – ROLL UP YOUR SLEEVES...AND COME ON DOWN!

Built in 1945, this fibro and iron cottage is filled with potential - and perfectly poised for a fabulous facelift!

Situated in a prime position on a generous 1012* sqm lot on Emerald Street, this is an absolute hidden gem – for those with a vision.

In the very heart of Donnybrook, and backed by amazing natural bush and picturesque Noneycup Creek, this property lies within an easy walk of the high street's shopping and café precinct, the cricket club and our town's thriving community garden.

- 2 bedrooms, 1 bathroom, sleepout
- Character features – high ceilings, jarrah floorboards
- Picture rails, wide skirting boards and architraves
- Open kitchen and dining area, separate lounge
- Walk in shower, stand alone bath, amazing retro tiles
- Enclosed front porch
- Undercover carport

Currently tenanted on a private periodic arrangement.

Offered 'as is', this is an incredible opportunity to renovate, extend - or even to build your own dream home!

Shire of Donnybrook-Balingup Rates 2023/2024: \$1,988.00

Zoning: Residential R30

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

Angela Murphy 0438 310 315 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.