

**138 Climie Street, Tenterden, WA 6322**

**Lifestyle For Sale**

Friday, 5 July 2024

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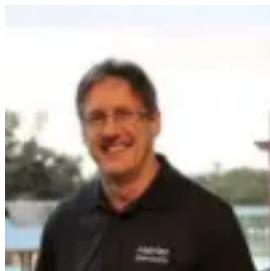
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Lifestyle**



Joe Galantino

0428424351

**\$390,000**

The property is located just off the Albany Highway in the townsite of Tenterden. It is approximately 10kms south of Cranbrook and 32kms from Mount Barker. Located on a corner the property has 3 different entry gates. The land area is 4 acres in size and zoned rural reserve. Offering sufficient space for a contractor or tradie to store materials associated with a business operation this is one not to miss. The residence construction is a colourbond roof with cladded walls. Current configuration is a master bedroom with ensuite and WC. There is a separate bedroom with a separate bathroom and WC. There is also another room that was being used as an office, that could be converted to an additional bedroom, depending on your accommodation requirements. The kitchen is open and very functional. It has an island bench with hotplate, separate oven, built in dishwasher, pantry and ample cupboard space for storage. The main living area of the home is open plan and contains a tiled floor for easy care maintenance. A tile fire is centrally located to keep the entire home warm in the winter months. There is also an air conditioner for the warmer summer months. Outside there is a paved verandah that wraps around the entire home and creates a much larger living space. The Hot water system is a Solarhart and domestic water is sourced from a large stainless steel tank collecting water from the main roof of the residence. The property also contains a dam that could be used to irrigate your garden or vegie patch. Other infrastructure on the property includes: • 56m<sup>2</sup> Carport • 42m<sup>2</sup> Workshop/garage • 20m<sup>2</sup> Storage shed • Lean to The property is offered as is where is. With a little TLC, internal repaint and good general clean, inside and out the property has significant upside and appeal to a range of buyers. Given its location it would ideally be suited as a lifestyle property or the perfect base for a contractor or tradie to operate from. Council rates for 2023/24 were \$1,350.00 The property is currently vacant and offered for sale at \$390,000. To arrange an inspection of this property, please contact Joe Galantino on 0428 424 351.