

**Lot 162 Memorial Avenue, Dowerin, WA 6461**



**Sold House**

Sunday, 20 August 2023

Lot 162 Memorial Avenue, Dowerin, WA 6461

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 771 m2**

**Type: House**

## Contact agent

WELL PRICED HOME – YOU CAN CALL YOUR OWN Great opportunity to secure a well-priced house on a 771 square metres block of land you can call your own. This property is being sold "as is" but the family have done a great job getting the property ready for you to move in and renovate further. At this affordable price the sellers are also including all materials to complete renovations including:

- Masonite underlay for vinyl floor covering in lounge & dining room.
- vinyl floor covering for dining room & lounge.
- carpet for main bedroom slightly used.
- new carpet for 2/3/4 bedrooms.
- new cornices for ceiling.
- new skirting boards for all rooms.
- new bathroom vanity.
- all new light fittings.
- door frames & door.
- bathroom/ laundry floor tiles.

The home has three bedrooms plus one office – could be used as a 4th bedroom if needed. A slow combustion wood heater in the lounge which will meet all your winter needs. The kitchen completely new including new vinyl flooring and underlay plus new electric stove cooking facilities. Kitchen being open to dining / lounge area is ideal for the person who loves open plan living. To the rear of the house is a spacious bathroom and laundry. Home has all new wiring throughout including new light switches and power points. Out the back a new owner will see the opportunity to create an outdoor entertaining area for the whole family. The property has main road Front access and a lane way down the side of the property. Consider this opportunity to secure your own home and escape the rental market. Call Robyn now to arrange your inspection. 0457 070 438 Property Code: 1880