



## 86 Franceys Road, POOCHERA, SA 5655

### Double brick home Semi Renovated

Located less than a kilometre from the small town of Poochera on the Eyre Peninsula, this 20 acre property has loads of potential and priced accordingly, due to needing further renovations.

New ceilings inside the house and timbers in the roof have recently been installed. The ceiling in the breezeway and single garage requires replacing. The home is without power connection and there is currently no light fittings.

There are 4 separate entries to the home, 2 from under the breezeway which separates the house and the single garage with cement floor, roller and side doors, though under the same roof, this floor area is tiled. Behind the garage is a paved pergola area which has open brick walls for great wind protection.

New floating floorboards have been laid throughout the passages, kitchen, dining, lounge and the two bedrooms. Kitchen is equipped with wooden cupboards, chef electric wall oven, bench top hotplates, overhead range hood, single stainless steel sink, fridge alcove and a pantry which requires shelving. The adjoining dining area has a weather wall air conditioner and two front windows along with the lounge also with double glass sliding doors which allows plenty of natural sunlight. Both rooms look out over the front yard, which has a hexagon wooden gazebo for added entertaining. The lounge also has a brick wall and tiled area where a wooden combustion heater used to be, the hole in the ceiling is still present for easy replacement. The porch area off the

**TYPE:** Sold

**INTERNET ID:** 22740521

**SALE DETAILS**

**\$75,000**

**CONTACT DETAILS**

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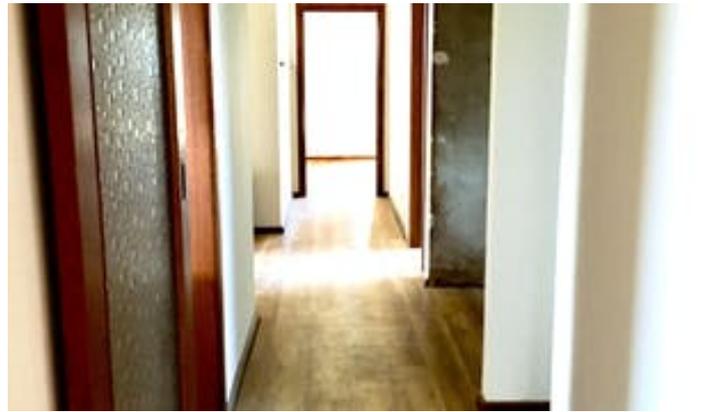
lounge leads to two generous sized bedrooms. The laundry has a double wash trough, plus washing machine taps, the rear wall requires re-tiling or renovating along with a wall in the bathroom. The bathroom includes a glass shower alcove, bath, mirrored cabinet, vanity in need of repair and the toilet is separate.

A long fenced driveway leads to the home from Francey's Road which consists of 8 hectares (20 acres) large enough to run a hobby farm with livestock, the remaining property is also fenced.

This would make an ideal property for anyone with handyman skills and looking for a lifestyle of peace and quiet. This is an "as is" property sale and everything is included. Contact the Agent today to secure a true bargain.

- Bedrooms: 2
- Bathrooms: 1
- Single garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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