



2 Clark Avenue, LAKE GRACE, WA 6353

Resort Living in Town - 2nd Chance to Own This Lovely Property

If a centrally located home with a secluded feel, a large rear "raised deck" alfresco, beautiful blue in-ground pool and rural views ticks your boxes, then you will want to check this one out.

Location is everything, and this family home certainly has it all. Located within walking distance to the town centre, sporting facilities, school, day care, medical centre and hospital. No need to get the car out, it is all within easy walking distance.

Entry is via the front deck into an open plan kitchen/dining area with views to the alfresco area, pool and rural views beyond.

In a nutshell

• Open plan kitchen/dining/sitting area with tile fire and split system air conditioner.

• Galley Kitchen that has been renovated with dishwasher.

• Floating flooring throughout kitchen/dining/living area, hallways and bedrooms.

TYPE: Sold

INTERNET ID: 22890492

SALE DETAILS

**2nd Chance for Resort
Living in Town!
\$285,000**

CONTACT DETAILS

Amanda Milton
0429654011

• Aluminium sliding windows complete with wood look Venetian blinds.

• Separate sunken lounge room.

• Master bedroom with built in robes, reverse cycle split system air conditioner and ceiling fans.

• Bedroom 2 and 3 have reverse cycle air conditioners, ceiling fans and dimmable lights.

• Bedroom 2 has built in robes

• Bathroom has 1200mm x 900mm shower, toilet and vanity

• Separate second toilet off the hallway.

• Walk through laundry providing easy access from bedrooms to the rear alfresco area.

• Separate air conditioned 'Granny Flat' for parents retreat, office, or for when the grandparents visit.

• 47m², north facing, raised, rear alfresco area, with ceiling fans, that is fully fenced and has an access ramp and stairs to the back yard.

• 12m x 6m powered, fully lockable garage with double sliding doors, personnel door, window and rear lane access.

• Below ground 42m² (9.5m x 4.5m) pool, fully paved surrounds with colour bond and pool security fencing.

• Low maintenance garden.

• Carport (9m long) at the front of the property.

• Short walking distance to town centre, sporting precinct and school etc.

• Raised, colourful, cubby house with slide and sandpit.

• Rainwater tank approximately 4,500Lts off the garage.

• Solar Hot water system.

• VAST Satellite TV

• ADSL2 Internet

• Shire Council Rates \$2,287.34/annum 2020/21 year. Note that the sewerage rate is included in the Shire Council Rates as the Council operate the sewerage scheme.

• Water Rates are approximately \$300/year plus usage.

This property is currently leased till 4th June 2022 with Non Government Organisation (NGO) at corporate rent income. Great Investment opportunity, or take the rent and then move in yourself.

Viewing is strictly by appointment only. Price is firm.

For further information or to arrange your private viewing please contact:

Amanda Milton

Elders Real Estate, Lake Grace

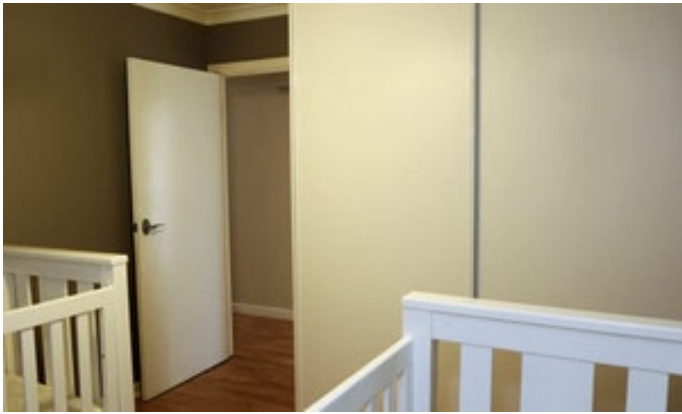
Ph: 0429 654 011 (Text/call)

Email: amanda.milton@elders.com.au

Where "Service isn't just Something... It is Everything"

- Building Area: 204.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- 4 car garage
- Single carport
- Air Conditioning











2 Clark Ave, Lake Grace WA



- Furnishings not drawn to scale.
- Diagrammatic, indicative representation of the floorplan.
- All spaces are approximations only based on laser measurements.

January 2022

