



11 Carrie Street, PINGRUP, WA 6343

Genuine 1960's Country Home

Live the quiet life in Pingrup. Maybe use it as your jumping off point for travel?

The last house we listed in Pingrup sold in one week. So be quick!

11 Carrie Street is in the town centre of Pingrup (town population about 60 people) which is 356km south east of Perth and just 197km north of Albany. The property is literally around the corner from the local primary school, Community Resource Centre, Shire hall, Caf   and Hotel.

Built circa 1960 this fibro and tile home has 2 bedrooms and a sleepout, one bathroom, a separate toilet, kitchen, laundry and a front verandah all situated on a large 1012m² block. At the rear of the home is a 42m² rear semi enclosed area at the back door of the home.

The property has a large fully enclosed unpowered shed 6.5m long and 6.8m wide with concrete floors that is divided up into three rooms. The shed was formally used as quarters and has two showers and a laundry area as well as a room that could be a bedroom and a larger lounge area. This building is unpowered but does have water

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 23338642

SALE DETAILS

Original Country Home
\$65,000

CONTACT DETAILS

Amanda Milton
0429654011

connected and running.

Pingrup is home to the Pingrup Races and is part of the Silo Art trail. You can volunteer with the local ambulance or the bush fire brigade or join in other local activities. The next closest larger towns are the sub regional town of Lake Grace (50km) or the regional town of Katanning (100km)

In a Nutshell, the features of this property are:

• 2 bedrooms and 1 sleepout (one bedroom not photographed for privacy reasons)

• Bathroom with shower over bath and vanity

• Separate toilet

• Inline laundry

• Near original kitchen

• Gas Cook top and Gas Oven

• Tile fireplace in lounge room

• Wide front verandah running the width of the house

• No Reverse cycle air conditioning or evaporative air conditioning

• Jarrah floorboards (exposed in kitchen but covered in rest of home)

• Satellite television

• Septic sewerage with town grey water system.

• Gas instantaneous hot water system

• 42m2 concrete floor, unpowered, with water fully enclosed shed

• Garden Shed

• General purpose storage area

• External outhouse in operational condition.

• Rear lane access

• Separate powered brick and concrete floor garage.

• Mains water

• Mains power

• Shire Rates Approx \$1,100/annum (includes town sewerage scheme levy)

• Water Rates - Approx \$300/annum supply charge plus usage.

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

Amanda Milton

Elders Real Estate, Lake Grace

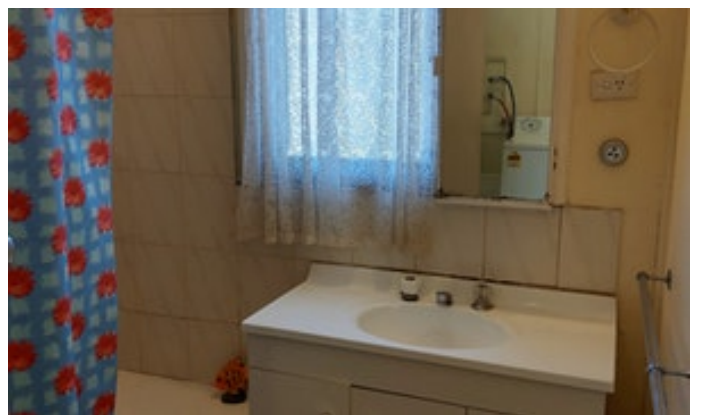
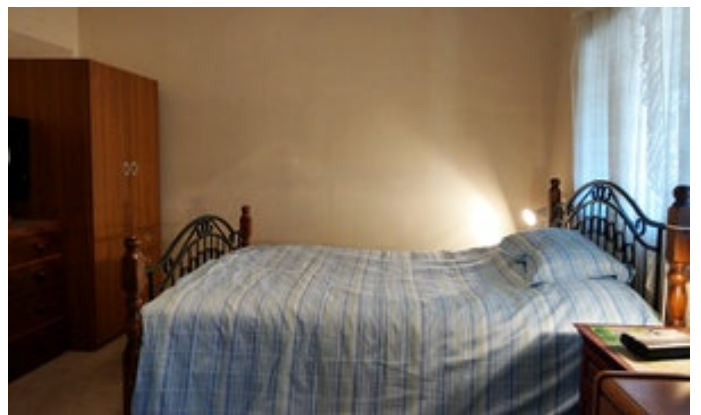
Ph: 0429 654 011 (text/call)

Email: amanda.milton@elders.com.au

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

Other features: Large Backyard, Rear Lane Access, Large Shed, Close to School, Close to CRC, Close to Cafe, Close to Hote

- Land Area 1,012.00 square metre
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Air Conditioning

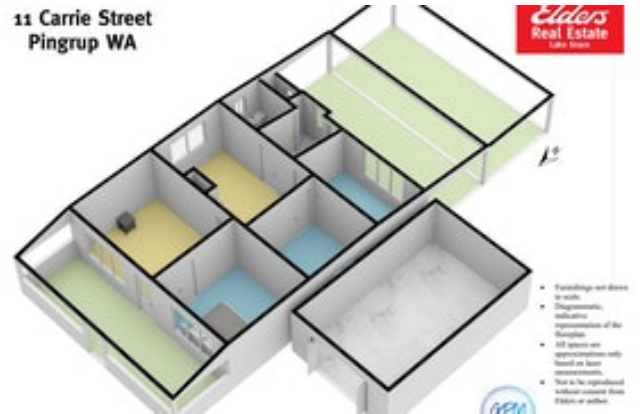








11 Carrie Street
Pingrup WA



- Floorplans not drawn to scale
- Diagrammatic, indicative representation of the property
- All spaces are approximate only based on latest measurements
- Not to be reproduced without consent from Elders or author

March 2022
CPM Photography

