



3 Anderson Place, MIRA MAR, WA 6330

UNDER OFFER

Families, farmers, investors, and renovators, rejoice! It's rare that a large North-facing family home of this size (and at this price point) come onto the market in the insanely popular suburb of Mira Mar.

3 Anderson Place is situated on a peaceful and convenient cul-de-sac, perched up with a brilliant aspect and even catches some water glimpses. It's a solid brick & tile, 1991-built home that with some cosmetic improvements would turn the place into something truly special.

Huge living areas, spacious bedrooms, a massive enclosed outdoor patio, the large shed and a unique kitchen all contribute and bring this home together to make it a quality home that you'll love living in.

If you hadn't already gathered, the location is in one of Albany's most sought after areas. Relatively flat, close to Middleton Beach, schools, shops and just simply convenient no matter which side of town you're travelling to.

FEATURES:

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: 300P101848

SALE DETAILS

Offers Above \$595,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Chris Wallace
0437 152 471

- 1991-built (brick/tile)
- Single garage plus rear shed (6mx9m)
- North facing
- Multiple large living spaces (Open family & dining, formal lounge, enclosed patio)
- 4 large bedrooms plus study
- Lots of storage space, bathrooms and laundry are generous
- Roof recently recoated and in great condition
- RC air-conditioning
- Solar HWS & electric booster
- Near new oven and cooktop
- Garage access directly to the kitchen
- New owners willing to replace carpets, paint and make some cosmetic improvements will see the best value
- Cul-de-sac street, no through traffic

OTHER:

- COA Rates: \$2567/year
- Water Rates: \$1500/year
- Zoning: R25

DISTANCES:

- Middleton Beach 1.5km
- Albany Golf Club 2.2km
- Lake Seppings 700m
- Albany Health Campus 1km
- Albany Primary School / Albany Senior High School 1.2km
- York Street (CBD) 1.8km
- Albany Sporting Complex / ALAC

*Google maps, direct as the crow flies

I strongly recommend enquiring for more information before it's too late. If you want Mira Mar, with the potential to add your own value then you need to ensure you view 3 Anderson Place. Reach out to Chris Wallace from Elders Real Estate anytime for more information or to arrange an inspection. All the best with your property search!

M - 0437 152 471

E - chris.wallace@elders.com.au

"Selling Your Property? Call Chris at Elders Real Estate"

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Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 843.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





