



## 31 Wilson Street, LITTLE GROVE, WA 6330

### Soulful Vibe and Plenty of Potential

Yes the old girl could do with a bit of spit and polish on the outside, but with bucketloads of character and a brilliant feel inside, this home offers an exceptional opportunity to get into life in Little Grove, and score a big chunk of garden too!

These original fibro homes have a soul and ambience that warms your cockles â## high ceilings and abundant natural light create a cheerful and airy atmosphere, while jarrah boards and detailing lend innate warmth. The homes feel great and offer simple, comfortable and cosy living.

Sat on a superb 966sqm lot, the grounds feature mature trees and a lovely leafy atmosphere, but remain a bit of a blank canvas for you to mould as you wish.

Little Grove is in exceptionally high demand, offering waterside living and a quiet, leafy, and family-friendly environment. A delightful primary school, skate park, oval, and pump track; yacht club and boat ramp, and general store with servo, only seven minutes or so to the main street of town.

- Original fibro home, superb character and a great feel

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:** For Sale

**INTERNET ID:** 300P178474

#### SALE DETAILS

**Offers above \$540,000**

#### CONTACT DETAILS

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

**Blair Scott**  
0459 024 026

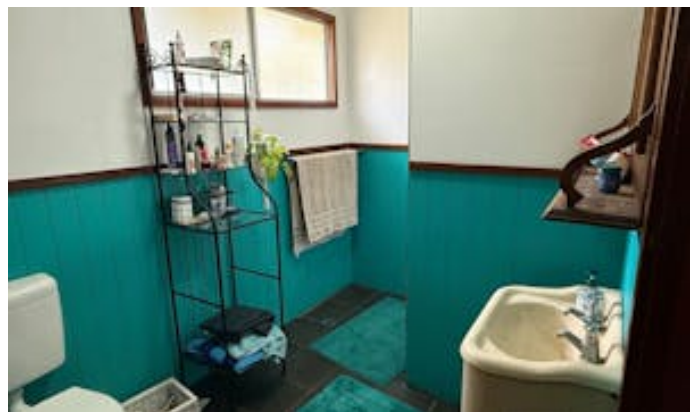
- High ceilings, jarrah boards, lots of natural light and leafy garden views
- Three bed configuration, two queen and one double, main with built-in robes
- Open plan kitchen-dining-living, really inviting space, with wood fire
- Original kitchen with garden views
- Revamped, modern and stylish (but still characterful!) bathroom
- Spacious covered patio overlooking gardens â## great place to relax and entertain
- Large 966sqm lot, big garden with garden shed, plenty of room for fruit and veg
- Excellent opportunity to add value
- Approx. 600m from the waters edge
- Great family-friendly suburb with plenty to keep the kids busy

Little Grove life is about as good as it gets. A relaxed, quiet, leafy suburb where you can unwind with a cup of tea or a wine, whilst listening to the birds and the wind in the trees. Pop down to the yacht club for a feed with stunning views back to Albany, launch a boat to go for a fish, or try your luck from shore or a kayak. Kids love all the natural outdoor attractions, while adults like the opportunity to get away from the hustle and bustle.

This property offers exceptional value for the suburb. For your private inspection or more information please contact Blair Scott on 0459 024 026.

- Land Area 966.00 square metres
- Building Area: 104.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport









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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