



16 Mueller Street, LOCKYER, WA 6330

Character Classic, Large Block, Leafy Setting

Dripping with character, this fabulous home is located in a brilliant leafy setting, has an amazing ambience, and is ready for you to come and add your personal touch to create the cosy and warm nest you have always yearned for.

The original 1960 era home features high ceilings and jarrah boards providing a warmth and soul that will tug on your heartstrings, while plenty of natural light and delicious leafy views will uplift your spirit.

The home itself features three good bedrooms in addition to kitchen/dining, lounge with wood fire, and extensive sleepout that is ideal as a craft or activity room. Enjoy the original character, or tweak to modernise as you see fit. Outside, there is plenty of paved parking perfect for vehicles, bicycles, and ball games, as well as a lined shed room suitable for storage, craft, or possibly games, and an additional garden/storage shed.

The large corner block sits opposite bushland and is close to excellent day care centre and primary schools, as well as parks, and is a short drive into town and the local high school. With an R25 zoning, this property does have subdivision potential subject to relevant approvals.

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: 300P185902

SALE DETAILS

Offers above \$440,000

CONTACT DETAILS

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

Blair Scott
0459 024 026

16 Mueller St is perfect as a first home, and is ready for you to move in and make your mark. Investors will also see appeal in the solid rent returns available and subdivision potential.

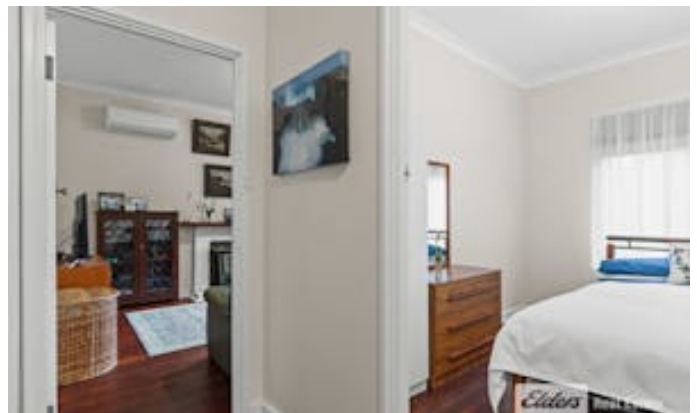
- 1960s era fibro and iron home on 964sqm corner lot
- High ceilings, jarrah boards, beautiful natural light, gorgeous atmosphere
- Three generous bedrooms
- Kitchen-dining plus separate lounge with wood fire
- Large sleepout suits craft or activity room
- Abundant paved parking suits tradies and parents with bike-mad kids
- Lined shed ideal for storage, games, craft etc
- Raised veggie beds, area for chook run, easy care yard, large avocado tree
- R25 zoning - subdivision potential for two lots
- House has been restumped, pest and structural reports available
- Close to Parklands and Mt. Lockyer Primary Schools, Lockyer Community Kindergarten
- Short drive to town and harbour

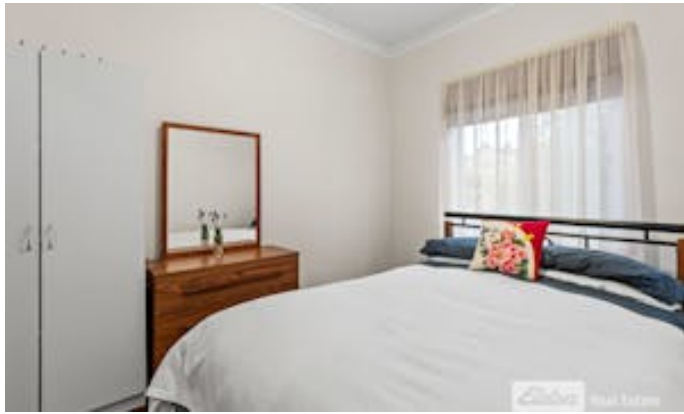
This is a brilliant property with a massive block and a great setting. The house will benefit from a bit of work and is ready for you to add your own value. With so much potential and at such a great price point, why wouldn't you!

For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Close to Schools

- Land Area 954.00 square metres
- Building Area: 117.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Floorboards









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.

16 Mueller St, Lockyer