



24 Coolgardie-Esperance Highway, GIBSON, WA 6448

Proudly listed by Julie Jackson and Keith Ogley, Elders Real Estate Esperance

Great Starter Home

Situated on a large 1,113 sqm lot in Gibson, this property offers an affordable entry into the market.

Configuration includes 3 bedrooms, 1 bathroom with separate shower and bath, lounge with air conditioning and wood fire, kitchen/dining, office, laundry with separate WC and a mudroom/storage room.

There is a double carport with concrete floor, well-maintained gardens, established lawns and a below ground pool in the rear yard, perfect for the summer months.

The property is connected to mains water, and the house can be switched to rainwater via the concrete tank or an overhead tank plus there is a bore with good quality water.

Gibson is located 23km from the outskirts of Esperance, its nearest regional centre. There is a local hotel, footy club and a school bus run is available for both Primary and

TYPE: For Sale

INTERNET ID: 300P186444

SALE DETAILS

Offers from \$359,000

CONTACT DETAILS

Esperance

81 Norseman Road
ESPERANCE, WA
08 9071 9900

Keith Ogley

0427 714 714

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.

High School.

Need to know â##

- 1,113 sqm lot
- Rural townsite zoning
- Residence built in 1971
- Double carport, concrete floor
- Lounge room, air conditioning, wood fire, carpeted
- Kitchen/dining, lino floor, island bench, overhead cupboards, single sink, split gas oven and stove, overlooks rear yard
- Bedroom 1, carpeted, overlooks front yard
- Bedroom 2, carpeted, overlooks front yard
- Bedroom 3, carpeted
- Bathroom, separate shower and bath, vanity
- Laundry, tiled, trough, separate WC, door to rear patio
- Office
- Mudroom/storage room
- Rear patio, built in BBQ
- Rear verandah
- Fenced rear yard with gated side access
- Below ground pool, pump
- Property connected to mains water
- Concrete rainwater tank
- Overhead rainwater tank
- Bore, good quality water
- Near new heat pump HWS
- Septic tanks
- Neat lawns and gardens
- Separate fenced section of yard at rear

Gibson Soak Hotel 890m

Esperance Airport 4.6km

Shark Lake Industrial Park 15.5km

Chadwick Industrial area 23km

Esperance town centre 26.5km

Every precaution has been taken to establish the accuracy of the above information; however, prospective purchasers are advised to carry out their own due diligence

- Land Area 1,113.00 square metre
- Building Area: 134.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport





