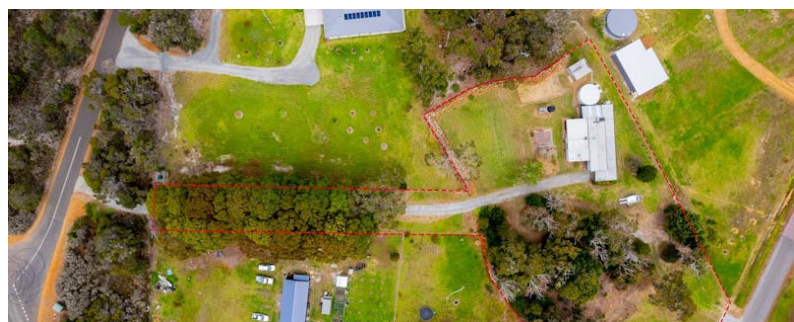
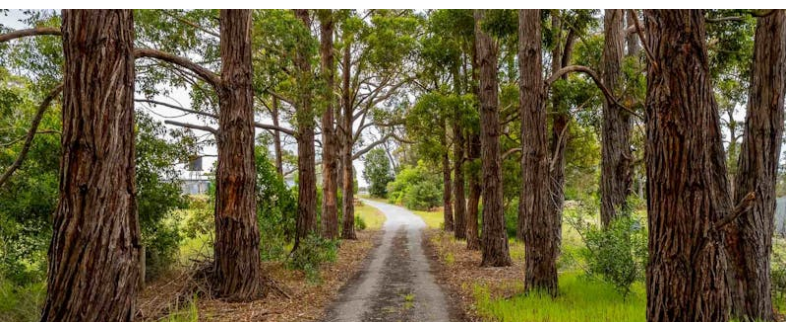




2 Riverside Road, KALGAN, WA 6330

Take Me Home, Country Road

Homes on super-sized lifestyle blocks in the Kalgan River region are in demand with discerning buyers appreciating the tranquility, space and superb natural environment.

This beautiful property will present the new owners with several exciting options, either for living in the existing neat cottage, extending it, or building a new dream home on the land.

Near the banks of the Kalgan for fishing, bush walking and kayaking, the 6216sqm estate has been brilliantly established to soak up the country ambience while being easy to maintain.

Tall eucalypts flank the driveway leading to the cottage and gardens, which are tucked away for privacy with stands of native trees and bushes for shelter and birdlife.

Pleasant, sunny and versatile, the cottage has been upgraded in recent years with a modernised kitchen and shower room, and the installation of vinyl plank flooring.

TYPE: For Sale

INTERNET ID: 300P188041

SALE DETAILS

Offers above \$695,000

CONTACT DETAILS

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

Tommie Watts
0476 514 921

The comfy lounge has a wood fire and glass doors onto an enclosed, paved patio or games room. Beside this is a covered, sheltered area for stowing bikes, kayaks and other big toys.

Adjoining the white kitchen with electric cooking and a breakfast bar is a generous dining area, and the back door onto another patio with a lovely view north as far as the Porongurups.

Both bedrooms are big doubles, and the shower room off the laundry is complete with a vanity and toilet.

A carport adjoins the house, and there's a lock-up shed as well as a woodshed, and an open summer entertaining area for a barbecue and firepit.

The land is mostly cleared and in grass, so a session on the ride-on mower keeps it looking spick and span.

A few fruit trees are already established and there's plenty of space for expanding the orchard, setting up a chicken run and planting vegetable beds.

A rainwater tank supplies the home and there's a bore for the gardens.

Good fencing, two-road access and solar hot water are other benefits of this outstanding country property, which is within easy reach of the renowned Great Southern Grammar and a pleasant 20-minute commute to the city.

Main points:

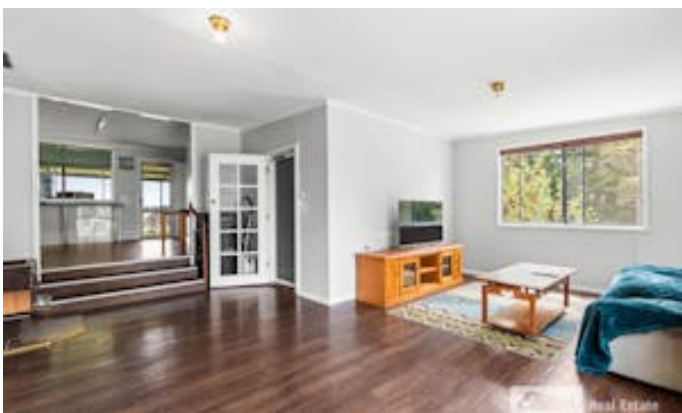
- Neat cottage on 6216sqm lifestyle block
- Near Kalgan River for fishing, bush walking, kayaking
- Options to expand cottage or build dream home
- Lounge with wood fire, dining area, enclosed patio or games room
- Upgraded kitchen and shower room
- Two big double bedrooms
- Rear patio, open barbecue area
- Carport
- Grassy block with gardens, fruit trees, shed, woodshed
- Native trees and bushes for shelter and birdlife
- Good fencing, rear access
- Rainwater tank and bore
- Eight minutes to Great Southern Grammar, 20 minutes to town

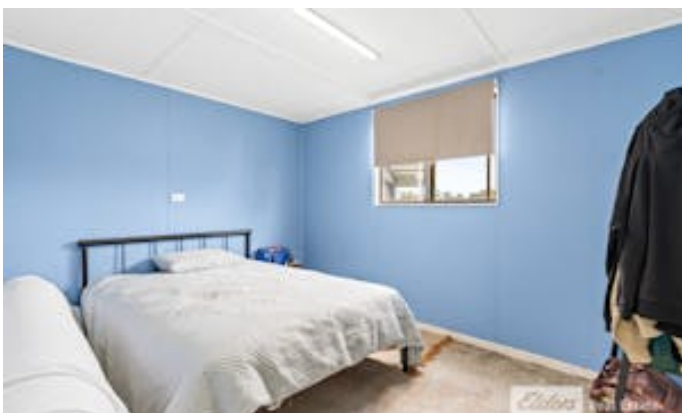
Other features: Bush Retreat

- Land Area 6,216.00 square metres

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.

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Single carport









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.

2 Riverside Road, Kalgan