



92 Francis Street, LOWER KING, WA 6330

Super Home and Granny Flat, Amazing Gardens, next to Water

In a nutshell, this is a fabulous home of exquisite quality on a great big block, with heaps of space amidst stunning lush gardens. Set in the beautiful leafy setting of Lower King with trees everywhere you look, it feels private and peaceful. The incredible position, with water just moments away, makes it easy to head out for a walk, cast a line, or launch the kayak and truly enjoy the coastal lifestyle.

The original 1958 abode has been completely transformed to present a home that is imposing and impressive from the moment you approach. Undergoing a complete renovation with extension, the craftsmanship is exquisite with quality everywhere you look.

The charm of the original character - jarrah floors and high ceilings - has been retained, but now seamlessly combines with utter modernity and a beautiful freshness, with modern lines, contemporary colour schemes, luxurious bathrooms, and expansive double glazing. It is a home with a natural warmth and soul, where every room enjoys beautiful garden outlooks. A huge 9m by 6m double garage with high door easily accommodates two vehicles, or a boat or caravan.

The main 3x2 home is perfect for a young family, professionals, or retirees, while the adjoined granny flat offers flexibility - ideal for guests, extended family or as an income

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TYPE: For Sale

INTERNET ID: 300P192513

SALE DETAILS

Offers above
\$1,250,000

CONTACT DETAILS

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

Blair Scott
0459 024 026

source. The granny flat is completely stand-alone and even has its own separate garden and parking, but is joined to and can be incorporated into the main home, to provide an overall 4x3 layout with study.

Gardens here are brilliant, green and verdant, with a huge array of fruit trees and a superb veggie area. A powered double garage/shed at rear is complemented by a single unpowered shed at front, providing plenty of options for workshop and storage space.

This is a sensational family option with space aplenty for kids and pets. Retirees will love the fruit and space for vehicles, and everyone will love the easy access to the water â## make the most of Albany life and get amongst it! The Lower King boat ramp is only a short drive away, if you want to get out on the fishing grounds.

- Unique character 3x2 with standalone 1x1 granny flat that can also be incorporated into the main home (4x3 plus office all-up)
- Lush gardens with heaps of lawn space and huge array of fruit trees
- Beautiful relaxed tree-rich setting that Lower King is famous for
- Only 250m by foot (or wheels) to the waters edge at Oyster Harbour, with boat ramp very close by
- Original 1958 home with character high ceilings and jarrah boards
- Complete renovation and extension to present a completely modern, deluxe living with the character and charm of the original home retained
- Some of the best craftsmanship you will see â## beautiful build and finishes
- Ample glazing with beautiful views of lush gardens and majestic timber

Main Home

- Fully double glazed fully insulated (all walls, ceiling, and underfloor)
- Open-plan kitchen, dining, and living with reverse-cycle air-con and wood fire
- Kitchen features exquisite timber benchtops, custom cabinetry, dishwasher, high-spec induction cooktop and electric wall oven
- Master bedroom with walk-in robe, stylish ensuite, sliding door to private verandah
- Big family bedrooms with built-in robes
- Superb family bathroom, uber stylish, floor to ceiling tiles, luxurious bath
- Polished aggregate front verandah and outdoor entertaining

Granny Flat

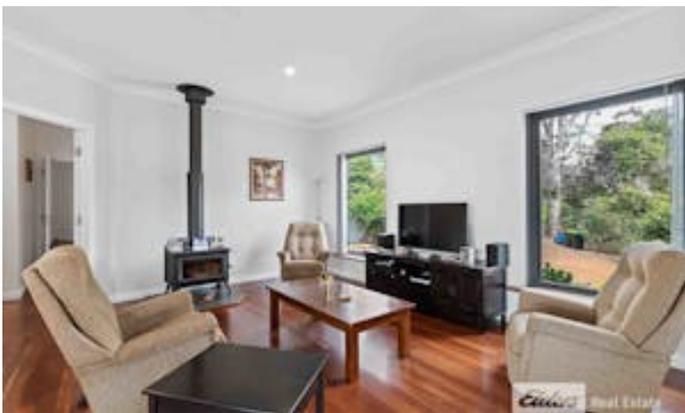
- Main bedroom plus second single bedroom or office
- Large open lounge and dining area â## perfect for second lounge or kids playroom if you want to integrate the granny flat into the main home
- Kitchenette. Private parking, entrance, and rear garden

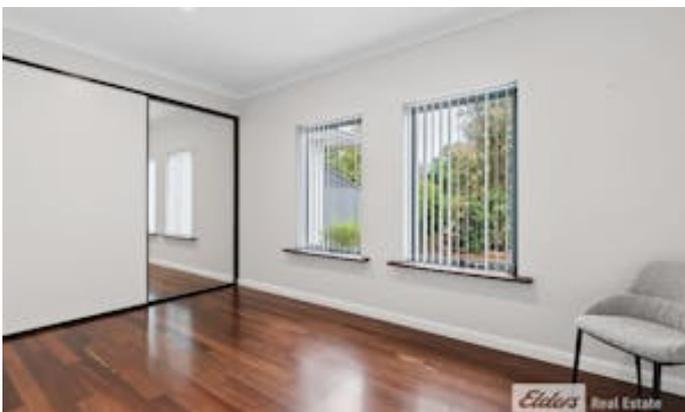
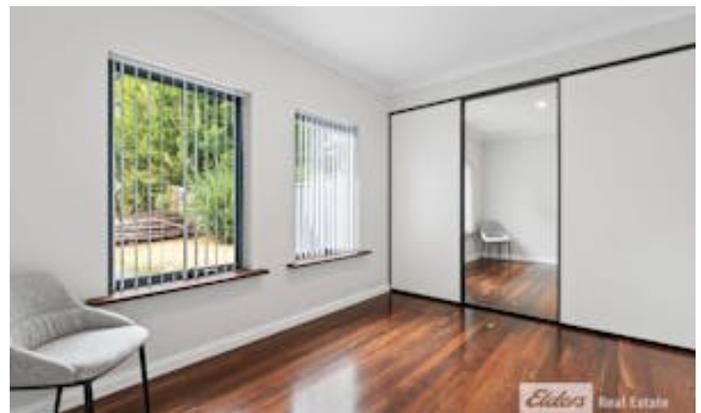
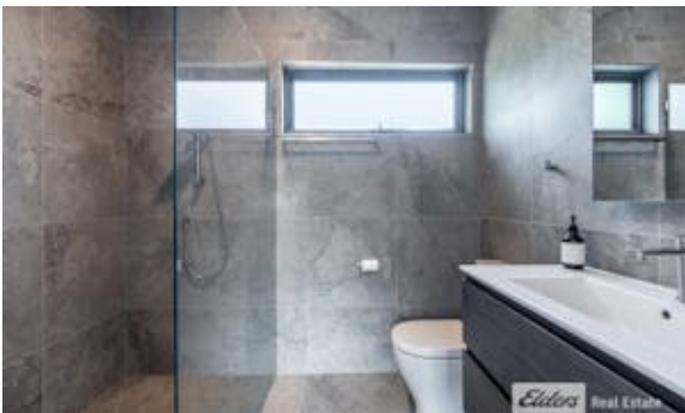
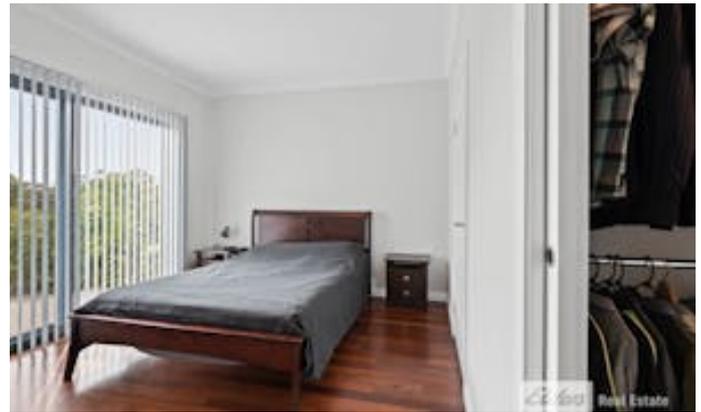
Property

- Beautiful gardens with lush lawns and fruit trees dotted with original mature native trees
- Huge range of fruits, dedicated veggie area, secure dog area
- Powered double garage at rear
- Full native gardens at front with additional single garage (unpowered)
- Lovely setting looking out to lots of trees and Kalgan hills in background

This is a beautiful home in a stunning setting, offering a lifestyle that is pure enjoyment. For your private inspection or more information please contact Blair Scott on 0459 024 026.

- Land Area 2,412.00 square metres
- Building Area: 187.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 5 car garage









Elders Real Estate

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.

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