



## 58 Seymour Street, MIRA MAR, WA 6330

### Family Home, Shed, & Studio, on Massive Block

This superb property comes with a delightful character home, big shed, and standalone studio, all sitting on a massive block with bags of space for family, friends, and vehicles, with subdivision potential to boot.

The original home brings the best of the swinging 60s with high ceilings and jarrah floors creating spacious and airy spaces that are flooded with natural light, while extensive renovations seamlessly introduce functional and comfortable modern living - this is a home that feels great, works brilliantly, and offers a lifestyle with the lot in an amazing location.

Living spaces here are a highlight, with funky retro lounge and open plan kitchen-dining leading through trifold doors to a fabulous deck perfect for family get togethers, or parties with friends - this really is a superb space to enjoy good times.

The huge block includes landscaped easy-care gardens front and back, with the back being secure for kids and pets. Ample paved parking provides space to store all your vehicles, with the secure rear parking sufficient for boat, can, trailers and more - previously homing a bus. The shed is big enough for vehicles, storage, and/or workshop space, you name it. The standalone studio is another huge bonus, perfect for

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**TYPE:** For Sale

**INTERNET ID:** 300P195409

#### SALE DETAILS

**Offers above \$960,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
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**Blair Scott**  
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craft, games, or teenage retreat, and with fully functioning bathroom is a space of immense value.

Location wise, Mira Mar is one of the most popular suburbs in Albany, offering proximity to town and the beach without the price tag of Middleton or central Albany, and with shops and hospital close at hand.

This one-off property is an amazing opportunity for families, professionals, and retirees with toys, with a huge chunk of land in a top location adding a tasty sweetener for anyone with an eye to the future.

- Original 1964 brick and tile home with later additions
- Beautiful original character with high ceilings and jarrah floors, lovely natural light
- Extensive renovations and upgrades creating comfortable modern living
- Huge 1,087sqm lot zoned R25, heaps of space for the family, friends, and vehicles, and subdivision potential for three lots
- 9m by 6m powered shed with two roller doors and workshop bay
- Studio with bathroom, potential to convert to living
- Classic retro lounge, beautiful character, with feature brick chimney and slow combustion wood fire
- King size master with built-in robes, RCAC, and ensuite
- Queen and double-size family bedrooms and spacious family bathroom
- Modern kitchen with ample bench and storage space, dishwasher, green garden views
- Generous dining adjoins kitchen, flows to epic deck, near new and super spacious, with café blinds for year-round entertaining
- Lawns and landscaped gardens, great for kids and pets, easy-care
- Ample paved parking at front, plus abundant secure paved parking behind gate. Perfect for caravan, boat, bus, whatever you've got!
- Superb Mira Mar location between town and beach, close to shops and hospital
- Gas instant HWS x 3, RCAC x 3, insulation in roof and external walls, deep sewer, great storage

This delightful home offers a one-off lifestyle in an enviable location. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Close to Schools, Close to Shops

- Land Area 1,087.00 square metre
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite
- 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.

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