



## 113 Boundary Road, KINGSFORD, WA 6701

### Lifestyle/Business - So Many Opportunities

Wow! Wow! Wow! This five bedroom, 2-bathroom property is located in the Industrial area of Kingsford in Carnarvon, Western Australia. This fully fenced property presents in an immaculate condition and sits on a spacious 7,271m2 block.

Zoned: market industry.

The market industry zoning for this property comprises of business, employment opportunities in manufacturing, transport, storage, communication and wholesale trade & a myriad of opportunities awaits.

So much room for cars, courier vans, small trucks, vans and trailers. Room to build a double garage and concrete apron in the near future.

With the bonus of the house having two separate wings and an office with double sliding glass doors for own side entry to office.

So much room to move, with lovely landscaped rear garden and lawned areas.

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:** 300P195553

#### SALE DETAILS

**\$715,000**

#### CONTACT DETAILS

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
(08) 9965 8272

**Lauren Scott**  
0439 689 089

Currently leased for \$500.00 per week on a fixed term tenancy until 06/08/2026, with tenants keen to stay for a further term if Buyers are keen to relocate at a much later date.

Property features include:

- An elevated 5-bedroom, 2-bathroom hardiplank steel framed home with colourbond roof
  - Modern kitchen with wide benches, stainless steel gas upright stove, ample cupboard space and walk in pantry
  - Open plan lounge room and dining area with split system air conditioner and sliding glass doors to rear verandah
  - Master bedroom with own ensuite, split system air conditioner and walk in his/her wardrobe
  - Two minor bedrooms with built in robes with two more bedrooms on other wing
  - Spacious office with own entry via a set of glass sliding doors
  - Two electric hot water systems in good working order
  - Main bathroom with corner glassed shower, bath and vanity in good condition
  - Lovely established rear gardens and grassed lawn areas â## great for kids and pets, lots of room for a pool
  - Septic sewerage system
  - Total land area: 7,271m<sup>2</sup>
- Internal Floor Space: 190m<sup>2</sup>
- Shire rates per annum: \$3,514.04

Call the Elders Exclusive Real Estate Selling Representative Lauren Scott now on - 0439 689 089 to register your name for the Registered Buyers Home Open â## date to be advised.

- Land Area 7,271.00 square metres
- Bedrooms: 5
- Bathrooms: 2







