



## 119 Hassell Avenue, KENDENUP, WA 6323

### Simple Living Starts Here

Positioned within the quiet township of Kendenup, this near-new container kit home offers a simple and affordable lifestyle on a generous 1,012sqm fully fenced block, less than 20 minutes from Mount Barker.

Owner-built and commenced in 2025, the home has been designed with low-maintenance living in mind, featuring a practical open-plan layout, three bedrooms, and a combined bathroom/laundry. Fully insulated for year-round comfort, the home is move-in ready while still offering scope for the next owner to add their own finishing touches over time.

The kitchen is functional and minimalist in design, with space remaining to install an oven and dishwasher should you choose. Outside, the blank canvas block provides plenty of opportunity to create gardens, add a shed, establish entertaining areas or simply enjoy the extra space.

One of the standout features is the east-facing front deck, the perfect spot to sit with a coffee and take in the morning sunrise and peaceful surrounds.

**TYPE:** For Sale

**INTERNET ID:** 300P196552

#### SALE DETAILS

**Offers above \$320,000**

#### CONTACT DETAILS

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

**Chloe Glass**  
0437 308 533

Connected to scheme water and mains power, this property combines the appeal of compact, easy living with the practicality of town services and a relaxed country setting.

Whether you're looking for an affordable first home, a downsizer, an investment, or a quieter way of living, this is a unique opportunity to secure something a little different in the heart of Kendenup.

For your private inspection or more information please contact Chloe Glass on 0437 308 533.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1





**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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