



43 Boor Street, KINGSFORD, WA 6701

Lifestyle Property

Don't miss out on this amazing opportunity to purchase this amazing 1.21HA property located in the Kingsford area of Carnarvon. Escape the hustle bustle of the city or town centre to a great lifestyle property with so much room to move, lots of privacy with the setback of the residence and extra land to add more infrastructure or possibly sub-divide in the new future.

With 174m² of space inside the internal of this brick veneer, democratic tiled roof, four bedroom, two-bathroom home, there is lots of room for everyone in the new kitchen with big island bench, separate loungeroom, separate dining and the front entrance of the home has good space for cozy corners, daybeds and TVs on the wall.

The Sellers have spent the last two years doing some amazing new improvements with flooring, new lighting, new plumbing, painting and fixtures and fittings.

The inside of the freshly painted home is bright and breezy and accentuates the new light flooring throughout. Also with - a large entertainer's patio at the rear of the home, brick built in BBQ area, a firepit, a garden shed and a large 12m² x 6m² steel shed, lovely landscaped grassed lawns and gardens, kids play area and a big shaded chook pen.

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: 300P199036

SALE DETAILS

\$825,000 - \$850,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

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

Lauren Scott
0439 689 089

Lots of room for a horse stable, kids bike track, treehouse, swimming pool the kids can run around and play freely, great yard for pets and lots of room for cars, boats, trailers and caravans.

Home improvements since the property was purchased only in 2022:

-Have replaced old leech drains with brand new drains

-An amazing brand new American/French provincial modern kitchen with all new stone top benches, large stone top kitchen island, breakfast bar and all brand new Smeg appliances

- Brand new Hybrid flooring throughout main areas

-Freshly repainted in internal of home

-New Sir Water buffalo grass surrounding home

-New water line has been added

-New 1200 litre water tank added to property

-A sectioned perimeter of property is newly fully retained with concrete base and post and rail colourbond fence

-Reticulated section of gardens surrounding the house

-Fruit trees include avocado, bananas and olive trees

-New down lights added to lounge/kitchen/dining area

-Great bonus is the Outdoor patio area has been re-roofed and lined and has newly installed down lights

The home is currently rented to WACHS for \$850 per week until January 2027.

*A break-lease may be possible.

Land area: 2.1HA

- Land Area 2.1 hectares
- Bedrooms: 4
- Bathrooms: 2







