



32 Bathurst Street, MIRA MAR, WA 6330

Highly Convenient Character Home With Enormous Potential

Welcome to this secure and charming property with a plethora of potential. To the willing buyer, there's an opportunity to restore or upgrade aspects of this home to its former glory and reap the benefits of adding your own value. However, there's no rush as the home is completely fine as is! Perhaps a bit of painting or polishing up the floorboards to begin?

From jarrah floors to high ceilings, securely fenced to well established fruit trees. From location to layout this home offers many options for an astute buyer on the search for convenience and character.

There are many things to be said, but in no particular order these are the things you should know (and the things you will love) when living here on Bathurst Streetâ#i

THINGS YOU SHOULD KNOW:

- The location is insanely convenient. You're opposite Cull Park, a short walk to schools, the hospital, shops and more. The sporting ovals are over the road too. If you have children, gone are the days of pick ups and drop offsâ#i everything is truly 'right there'!

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TYPE: Sold

INTERNET ID: 300P2403

SALE DETAILS

\$460,000

CONTACT DETAILS

Albany Real Estate
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- The layout of the home, although a 4 bed, 2 bath, it's more two homes put under one roof. At the rear of the home is practically a self-contained 2x1 with it's own lounge, kitchen, laundry, bathroom and could be ideal for a teenagers retreat, extended family or friends, or simply sub-letting to subsidise your mortgage repayments. Or just rent out the whole place out for extra. *see floor plan*
- Now, the home itself is well sunlit, has multiple living spaces, high ceilings, ornate cornices, glass internal French doors, jarrah floorboards and is full of charm. Yes, it needs some TLC, but you can feel the potential when inside.
- 30+ stumps have recently been replaced so the flooring will remain strong for many years to come.
- There's a gas HWS servicing the front of the home, and an electric HWS to service the rear.
- 2x RC air conditioners, gas cooktop & oven, built-in gas fireplace.
- Originally built in 1940's, extension added on.
- Rear access to a double powered shed
- For the keen gardener, there are many well established fruit trees. (including figs, olives, apples, limes, pink guava, strawberry guava, apricots, almonds, feijoa, plums, berries, banana's, coffee, loquats and lemons!)

APPROXIMATE DISTANCES:

- Cull Park ### quite literally over the road### less than 10m
- North Road Sporting Ovals ### begins on the other side of Campbell Road
- ALAC / Cricket / Soccer Grounds ### 1.3km (less than 2min drive)
- Albany Primary & Senior School ### 600m (7min walk)
- Spencer Park Primary School ### 1.5km (3min drive)
- Albany Health Campus (Hospital) ### 1.7km (3min drive)
- CBD (top of York Street) ### 1.4km (15min walk / 3min drive)
- Middleton Beach ### 2km
- Albany Golf Course ### 4km

*According to Google Maps

OTHER:

- Connected to main sewer
- Connected to mains gas
- Zoning: Residential R25
- Council Rates: \$2,537/year
- Water Rates: \$1,500/year
- Total street frontage: 57.84m

32 Bathurst Street offers an incredible opportunity for all buyer types. In my opinion,

mostly to the young families wanting convenience, comfort, space and the opportunity to add their own touch and grow their own value over time. Plus if the kids ever get too much you can always send them over to the park to play or down the other end of the house.

For more information or to arrange your own viewing, reach out to me anytime. All the best with your property search!

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Other features: Close to Schools, Close to Shops, Close to Transport, Kitchenette, Openable Windows

- Land Area 894.00 square metres
- Building Area: 225.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- 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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