



2/24 McLeod Street, MIRA MAR, WA 6330

Tidy, Solid, and Easy-Care Home in Incredible Location!

An opportunity to get a foot in the door in the desirable suburb of Mira Mar. A hop, skip and a jump from town, schools, shops, award-winning fish and chips, and beautiful beaches. Your children will get a great education in the Albany Primary School zone and can spend their weekends at the nearby parks and beaches. Grab some fish and chips for a Friday dinner from award-winning Ocean & Paddock just down the road.

This sturdy brick and tile home was built in 2003. Perfect for first home buyers, investors, or retirees looking for a reliable, easy-care home to lock and leave. An absolute must see!

The tidy home has been well maintained, with beautiful timber floors that run throughout the house. Open plan kitchen, living, and dining ensure that the home feels spacious and airy with lots of natural light. Cook up a storm in the kitchen that has an island bench, stainless steel appliances, gas cooking, and modern surfaces. A huge walk-in pantry down the hallway means you will never be in need of more room to store your groceries.

Thinking that you need some extra space? The connected single garage has been converted into a room that could have a multitude of uses. Have it as a fourth bedroom, a games room or even a separate living area. OR, convert it back into a single garage if you'd like.

TYPE: Sold

INTERNET ID: 300P2505

SALE DETAILS

\$400,000 to \$450,000

CONTACT DETAILS

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

Chris Wallace
0437 152 471

Tucked away to the rear of the house are the bathroom, laundry, separate toilet, and all three bedrooms that have built-in robes. Make the master bedroom your place to retreat to in privacy with its extra space that allows for a small couch, desk or extra dresser. The master ensuite is neat, well-sized and well maintained.

Easily access the compact and low maintenance enclosed backyard with a ramp from the backdoor and two side gates. A good-sized garden shed for any extra tools or machinery.

EXTRA FEATURES YOU'LL LOVE:

- Low maintenance lock and leave home
- In popular Mira Mar, close to all services and beaches
- Beautiful Eyre's Park is less than an 800m walk away
- Timber flooring throughout kitchen, living, dining and hallway
- Stainless steel wall oven and stainless steel 4 burner gas stove cooktop
- Gas heater in dining area
- Single garage converted to extra room, can easily be converted back to garage
- Large walk-in pantry
- Tidy, well-maintained bathrooms
- Spacious master bedroom with built in robe
- Two double bedrooms with built in robes
- Low maintenance backyard with colorbond fencing
- Good sized garden shed

Enjoy this great home in one of the best suburbs of Albany. Whether it is to be your next family home or a savvy, reliable investment, this is a great opportunity to buy in a highly valued suburb near the best Albany has to offer.

For more information, or to book your private viewing, call Chris Wallace at Elders Real Estate today on 0437 152 471.

DISTANCES:

Town Centre - 3.3km / approx 5 min drive

Dog Rock Shopping Centre - 2.9km / approx 4 min drive

Middleton Beach - 1.7km / approx 3 min drive

Albany Primary School - 2.3km / approx 4 min drive

Albany High School - 2.3km / approx 4 min drive

Ocean & Paddock - 260m / approx 1 min drive

Eyre's Park - 1km / approx 1 min drive

RATES :

Council Rates - \$2,443/year

Water Rates - \$1,500/year

Other features: Close to Schools, Close to Shops

- Land Area 364.00 square metres
- Building Area: 139.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Floorboards







