

# 1 Rabbish Place, South Kalgoorlie, WA, 6430

## House For Sale

Monday, 18 November 2024

1 Rabbish Place, South Kalgoorlie, WA, 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Shack Evans  
0890801900

## Modern & Comfortable Brick Home – Ready for the Future!

### Under Offer!

Perfect for shift workers, first-time buyers, or newcomers to town, this thoughtfully updated brick-and-tile home is nestled in a cul-de-sac, offering both comfort and convenience.

The long-term owners have invested in modern upgrades and future-proofing to create a home that's easy to maintain and ideal for a lock-and-leave lifestyle.

Let's explore what makes this property stand out.

#### Key Features:

- 3 Spacious Bedrooms: Two with built-in robes.
- Renovated Bathroom: Featuring a shower and double vanity.
- 2 Internal Toilets: For added convenience.
- Functional Kitchen: Generous storage space.
- Dining Area & Living Room: Great for family time or entertaining.
- Separate Laundry: Practical with more storage cupboards
- 820m<sup>2</sup> (approx.) block

#### What Sets This Home Apart:

Designed with comfort, sustainability, and privacy in mind, this property features exceptional upgrades:

- Double-Glazed Windows & Doors: For noise reduction and energy efficiency.
- 4 Split System Air Conditioners: Perfect for managing temperatures in any season.
- Roller Shutters on all windows: Lock and leave
- Solar System with Inverter: Reducing your energy costs.
- Universal EV charger: Buy an EV and no more going to the petrol station
- Whole-House Water Filtration System: Clean and fresh water at every tap and shower
- High Privacy Fence with a 6m Sliding Gate: For added security and seclusion.
- Modern Lighting & Flooring: Updated throughout, with just carpet in the living area.
- Double Brick Construction with Roof Insulation: Keeping the home comfortable year-round.

#### Outdoor Features:

- Plentiful Parking: Double driveway with space for cars, trailers, or a caravan.
- Powered Shed: 6.5m x 4m (approx.) with its own split system air conditioner.
- Carports: One enclosed with an auto roller door and one open (installed in 2024).
- Garden Shed: For extra storage.
- Lush Outdoor Space: Established gardens with auto reticulation, a veggie patch, and a chicken run.

#### Convenient Location:

Conveniently located between Kalgoorlie and Boulder, it's just a 5–10-minute drive to central business districts. Situated on a quiet no-through road with only three houses, you'll enjoy minimal traffic.

This property is packed with features and won't stay on the market for long! If you're buying in 2024, contact Shack Evans today to arrange a viewing at your earliest convenience.

Don't miss out on this fantastic opportunity!