

20 Thelma Street, Augusta, WA 6290



House For Sale

Monday, 30 December 2024

20 Thelma Street, Augusta, WA 6290

Bedrooms: 2

Bathrooms: 1

Parkings: 9

Area: 801 m2

Type: House



John Stott

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Rare opportunity! Position and potential!

So rarely does an opportunity arise to secure a solid 2 bed 1 bath house on a block of 801 sqm with huge potential. This home has low maintenance gardens and a massive shed for the boat, car or other toys you need when living in a paradise like Augusta. Hidden at the end of a cul-de-sac in a peaceful part of town, this property is only a short stroll to the river, the bakery, the supermarket and the pub. Enjoy glimpses of the river and ocean from the porch or design a second storey addition with the potential for even better water views. This home is a super-solid 70s build in almost original condition, with the exception of a new hot water system and stylish and functional window treatments.

Pros:

- Solid and secure fences on all boundaries
- Near new wi-fi connection
- Established vegetable garden
- Garden and wood sheds
- Additional parking for guests/caravan
- Efficient Jarrahdale wood heater
- All boundaries at least 5 metres away
- Perfect passive solar orientation, with living areas flooded with light from the east & north
- Plumbing in place for additional toilet in large shed
- Friendly and helpful neighbours

Cons:

- Asbestos gutters, none of which run into water tanks
- (Assumed) asbestos eaves