

**275 Albany Hwy, Mount Melville, WA, 6330**



**House For Sale**

Saturday, 16 November 2024

275 Albany Hwy, Mount Melville, WA, 6330

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## RARE OPPORTUNITY - TWO CITY PROPERTIES ON ONE TITLE

Incisive property buyers have a leading opportunity to acquire these two superb Albany properties set on the one corner lot title close to excellent city amenities.

The original partially refreshed and roomy Albany Highway frontage property is totally fenced off from the rear contemporary Lion Street frontage home.

The original is leased until 21/07/2025 at \$370 per week and the other is leased until 10/12/2024 at \$420 per week.

Continue to lease both out, or elect to move into Lion Street and enjoy the lifestyle, while continuing to earn income from the other.

The easy-living, sunlit modern home stands on a low-upkeep area of land, with a drive-thru double carport to a garden shed.

Enjoy the in-vogue, open living, dining and well-equipped open kitchen layout and access to another sunny aspect living or office area.

The remaining floorplan features a warm and welcoming master suite, with a walk-in robe and ensuite and two family bedrooms and a mod laundry with robes located near the in-style bathroom.

The original high ceiling, character home is quite roomy from the bedrooms to the lounge and mod meals and kitchen zone. The wet areas include storage in the laundry and a separate toilet, and outside is parking, and a rear shed and pleasant patio in the fully-fenced and private yard.

Essential viewing for astute investors and prospective owner-occupiers.

For more detailed information or to arrange a private viewing please contact Louise D'Addario on 0407 413 640 or email [louise@wralbany.com.au](mailto:louise@wralbany.com.au)