

# 33 Yougenup Road, Gnowangerup, WA, 6335

## House For Sale

Monday, 28 October 2024

33 Yougenup Road, Gnowangerup, WA, 6335

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Suzie Perrin

## COMMERCIAL PROPERTY READY FOR A NEW LIFE

The current owner has spent considerable time and money getting this property ready to potentially run a business and live on site by starting to renovate caretakers residence - this is a work in progress and the design has been well thought out to get a bedroom large living area and bathroom built in.

Works completed on the property to date are as follows:

Replaced roof box gutters and gutters all around the building with downpipes.

Replaced all timber floors, fixed footings at the back of the smaller building and levelled and concreted all floors on that side.

The extension was added with a firewall to the back small side.

All ceilings were replaced with tin and pressed tin, window boxes added and openable windows were installed, all 4.

Sheep's wool insulation bats were placed in both sides of the building.

Insulation, security screen and fine mesh (pressed into edges of ceiling to prevent vermin entering) installed in ceiling of smaller building.

All wiring replaced and in walls, ready to install wherever PowerPoints are needed and for lights (also rewired )

Footings secured for the printing shop building to prevent collapse should work continue.

Walls bricked in where a previous door had been and gyprocked and flushed.

Door at back of long thin room installed after being dipped. The wall is sheeted on the outside until further work.

Solar panels for up to 5kw made from Germany, or Chinese with adapter to add more when needed.

Walls stripped and secured and wrapped in pressed tin around front windows, undercoat painted.

Whole building stripped back, rendered and painted with undercoats and two layers of Dulux solar paint.

Alarm installed.

Road sign art wall installed to radiate heat from the Eco firebox heater (\$5500.00).

\$1500.00 red granite tiles to make a hearth.

Cornices and architraves installed.

Large French doors and windows built.

Toilet block removed and backyard levelled.

Window film put onto all front windows for privacy.

All previous partitioning walls were removed to open the space.

Basically, the interior of the building needs painting, electrics installed for the lights in the ceilings, switches and PowerPoints.

A bit of plumbing needs doing for where wet areas will be factored in.

like glue stick plugs that are placed 10cm apart into the bottom of the walls behind the architraves. This stops rising damp damage.

The walls with pressed tin are insulated behind the tin too.

There is a gas to, electric fan oven, brand new still in box dishwasher, butlers sink still in box, brass chandeliers with 13 flame fittings and other light shades that can be purchased if required.

With plenty of parking at the rear - This is an ideal project for those wanting to finish off an amazing space and capitilise on all the work completed so far. Call Exclusive Selling Agent Suzie Perrin today on 0438 545 265