

# 4 Allan Place, Darlington, WA, 6070

## House For Sale

Saturday, 30 November 2024



4 Allan Place, Darlington, WA, 6070

**Bedrooms: 4**

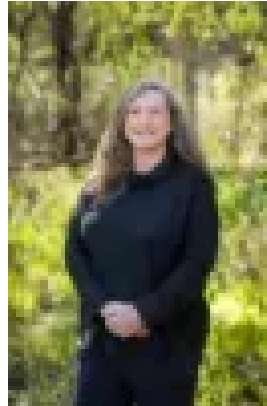
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lindsay Earnshaw



Shirley Williams

## Time For A Fresh Start

NOTE: The property is sold as is, in its current condition. The seller does not make any warranties. Any inspections must be done prior to making an offer.

High on the hillside in a leafy, very Darlington cul de sac is this hidden gem. With only a single owner since its construction in 1974, it's now time for the baton to be passed - and for it to be given a bit of a polish to restore it to its former glory. Still in original condition, this 4x1 has endured its fair share of adventures. Continue its journey with a renovation and you'll be rewarded with a totally unique family home that you can continue to make memories in for many more decades yet. Refit the kitchen and bathroom, replace the flooring, and add a fresh coat of paint and you'll be a good part of the way done. So bring your wildest dreams, your enthusiasm, and a bit of elbow grease, and get stuck into it.

There are more than a few features here that you might want to retain, from the architectural to the decorative. And it includes the below ground pool in the backyard. Though it's definitely seen better days, it's also bordered by tiered gardens and shady trees. It's easy to imagine how idyllic it'd be to float your cares away in a refreshed and renovated backyard oasis. Inside the house you'll discover beautiful leadlight windows and skylights, arched doorways, a sweet vintage bathroom cabinet, ceiling fans, and ducted aircon, as well as an interesting timber panelled doorway from the entry foyer to the dining room. Simply pick your favourite features and design your renovations to showcase them.

Features Include:

- 1974 built brick & tile home
- One owner - home in original condition
- 4 bedrooms
- 1 bathroom
- Front lounge room
- Kitchen/meals
- Ducted evaporative air-cooling system
- Patio entertaining area
- Old concrete below ground pool (3/4 filled with rubble & tree prunings)
- Single garage
- Great cul de sac
- 2,016sqm jungle (1/2 acre)

It's hard to go wrong when it comes to owning property in Darlington, especially when it's one this size. At over 2,000sqm this is a large block, and best of all it's in a fantastic cul de sac location. Peaceful and located between an assortment of parks and reserves, it's certainly a bit overgrown at the moment but is worthy of some TLC to take it from unruly jungle to lush green haven. The beautiful established trees deserve showcasing, and with some winding paths between flower-filled garden beds, a bird bath or two, and some benches strategically placed in shaded spots, all the magic of this property will be recaptured, and then some. Rope in the handiest green thumbs you know and it'll be a labour of love.

A worthy challenge.

For more info and images, click the link below or call Shirley from Team Lindsay on 0414 996 706.

\* Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.