

**9 Lewis Place, Withers, WA, 6230**

*Elders*

**House For Sale**

Monday, 28 October 2024

9 Lewis Place, Withers, WA, 6230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michaela Ierace  
0405551849

## Renovators this one's for you!

Resting on an enormous 875m\* elevated block, looking out over the popular Maidens reserve and the new walking trail.

This 3 bedroom, 2 bathroom home boasts three separate living areas.

At the front of the home an enormous lounge room with formal dining at the far end, now used as a study, is a fantastic room with big windows looking out to the north, fantastic for letting the northern light fill the room in winter.

The master bedroom lies opposite with a generous walk-in robe and ensuite.

Through to the rear the central open-plan living area opens, consisting of family, meals, and of course the kitchen. Again, another big living area, this central area has so much potential and uses, the kitchen has already had stone bench tops added, just refresh the cupboards and it would look amazing. With electric appliances and walk-in pantry, the kitchen offers the perfect amount of space.

At the rear through a glass sliding door the games room, which could be used for so many things, an extra bedroom, craft room, or kids playroom, is so great because you can close it off. This could even work as a granny flat area with the enormous second master bedroom at the rear of the home also having a sliding door opening to the games room.

Off the hallway the other two bedrooms share easy access to the master bathroom, the owner was halfway through renovating so it has a new vanity and new tiling, but now you can choose.

Next the laundry, again new cabinetry and built-in cupboard just waiting for the tiling to be finished. The current owner has called this property home for 30 years now, the renovations had started but it's time to downsize so rather than finish they've chosen to let you come and add your own touches to make it home.

- 1983 built brick home
- 875 m<sup>2</sup>\* block
- Almost 200 m<sup>2</sup>\* of living
- Ducted reverse cycle conditioning - Zoned
- Solar hot water system backed up by electric
- Skylight to Kitchen
- Double door sliding robes, two minor bedrooms
- Single carport.
- Patio
- Views over the neighbourhood

Shire rates \$2,246.71\*

Water rates \$1,281.53\*

This property is for sale by Open Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.