

## Endless Potential in a Historic Home



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### 25 Richardson Street, Brookton

Sold

Step back in time with this remarkable 1914 Circa property, showcasing charm, and character.

It is brimming with opportunities for those who wish to add their own personal touch.

Whether it's restoring period features, creating a contemporary twist, or designing your dream outdoor space, this property gives you the freedom to craft a home and offering plenty of scope to truly make it your own.

#### Main Residence:

- Authentic heritage appeal: Solid brick and corrugated iron construction with high ceilings and timber floors.
- Customizable layout: potential of 3 bedrooms and 1 living area, or 2 bedrooms, a living area, and a dining room.
- Functional design: Kitchen (will require some additional work) and wet areas located at the rear of the house.

#### Additional Features:

Property ID: L33566253

Property Type: House

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- Converted garage adjoins the main residence, offers 2 smaller rooms perfect as offices or storage spaces and 1 larger for an additional bedroom.

#### Bathrooms:

- Internal bathroom: Ready for renovation-materials included to bring your vision to life.
- External bathroom/laundry: Functional and ready for use.

#### Spacious Block:

- 2489m<sup>2</sup> corner lot: A generous plot with plenty of potential for further enhancements. Access from both Richardson St and Lennard St.

#### Included Renovation Materials:

Tiles, vanity kit, sink, toilets, shower recess, and screens are provided to help complete the internal bathroom renovation.

#### Sale Conditions:

Property is strictly sold 'As Is, Where Is.'

Brookton is situated 138km (approx.) east of Perth CBD and the town is well serviced with range of locally owned businesses, specialty shops and community facilities.

- Supermarket & Butcher
- District High School- (Kindergarten to year 10)
- Day-care facilities
- Café
- Newsagent
- Hardware with agricultural supplies, white goods and homewares
- Bendigo bank
- Hotel
- numerous accommodation options
- service stations
- volunteer emergency services
- vast number of community groups (Community Gardens, Historical Society, CWA, Mens Shed, just to name a few)

For all enquiries and to request a viewing, please contact:

Dannielle Keatley

Sales Representative

Westcoast Rural Real Estate

Raine & Horne Rural WA