

Sold

## 17 George St, Bolgart



### Cosy Country Cottage

Situated in peaceful Bolgart, this affordable and neatly presented 3 x 1 cottage on a 1,012 square meter block offers comfortable, economical, and carefree country living. Ideal for new starters-singles/ couples, retirees, Fifo workers, or as a great investment, with a potential rental income of \$300 - \$350

The compact home features open living areas, a renovated kitchen with a breakfast bar, new appliances and walk-in pantry, a renovated laundry and a utility room at the rear. The utility room contains storage cupboards and can easily transform into an office, playroom or sewing room etc.

The home has both air conditioning and heating at the touch of a button, perfect for low-maintenance preferred living.

At the rear of the home, an outdoor entertaining area overlooks a well-maintained lawn. The yard is fully enclosed, making it safe and secure for children and pets, as well as providing privacy. The 72m2 steel frame/Iron shed is located at the rear of the property, as well as convenient rear laneway access.

The spacious front yard includes secure feature timber fencing/gates, impressive limestone retaining walls, a beautifully maintained lawn area, paved 2-car parking area outside to the verandah and an easy-care garden.

3 bedrooms 1 bathroom

**Price** SOLD for \$175,000  
**Property Type** Residential  
**Property ID** 1470

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



Situated approximately 25min drive from Toodyay and approximately 1hour 30min drive from Midland, in a convenient location in town close to the General store, Pre/Primary school, Hotel, Oval, and Playground. The Bowling club and Golf course are only a short drive away.

For more information or to book an inspection, please don't hesitate to contact the listing agent below.

Sam Woodford | [sam@asktonym.com.au](mailto:sam@asktonym.com.au) | 0408 465 029

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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