



Sold

2627 sq. m

136 Ziegler Parade, Allansford

Rare Central Gem on a HUGE Block...

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

<https://www.openn.com.au/app/properties/view/c6bhf83d3q604g600slo?negotiationId=c6bhf8bd3q604g600sog>

Are you looking for something that is centrally located in the heart of Allansford, yet seeking plenty of space for the family to move? Then look no further, you want to come along and see what this home offers!!!

On an enormous corner block of 2627m², within a hop, skip and a jump to the Local Pub and General Store, we are excited to offer this property with endless possibilities for the purchaser, with two separate dwellings.

The main homestead, a spacious double storey delight with endearing charm and features is awaiting for it's new owners to put their own twist on.

**Sold : OPENN
NEGOTIATION ONLINE
AUCTION**

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Offering 5 generous Bedrooms with Built In Robes, Master complete with Walk in Robe, parents retreat / sitting room and ensuite. Alternatively you could utilise one of the bedrooms as a large study with a beautiful outlook onto Ziegler Parade.

The naturally light filled kitchen / meals area is aesthetically pleasing offering the generous warmth of slate tiling, ample cabinetry, central island bench, oversized walk in pantry, gas hotplates and electric oven.

The main living space is a sunken delight, accentuated with beautiful timber panelling, near new plush carpet, gas heater, central gas heating, split system and a ceiling fan.

Downstairs there is a full family bathroom with a large bath, separate shower and plenty of cupboard space for storage.

Beautiful polished Baltic Pine floorboards grace the walkways downstairs and then your carpeted stairwell beckons you to discover the upstairs hidden delights. Both upstairs bedrooms offer split systems for year round comfort, elevated street views and a shared bathroom.

A large laundry offers plenty of space and an additional toilet.

A smaller second dwelling on the property is a fully self contained one bedroom residence which is presently leased out at \$250 per week, bills inclusive.

The backyard space will delight every member of the family, double carport, piece de resistance is the huge shed with a mezzanine floor, sliding door access and additional height access to easy allow room for the family caravan. A fully fenced above ground swimming pool with a brand new pump, not to mention just the lush grass and space that the backyard provides. Not to forget the 5KW Solar Panels!

Endless possibilities abound for the astute purchaser, with the potential to subdivide and sell off the smaller residence, keep it as is as a solid investment income, or the perfect little dwelling for an elderly family member to be self sufficient yet still close enough nearby to be able to assist should there be the need.

This will tick so many of your boxes, so we highly recommend you get in quickly and secure an inspection.

Please note this is for sale via Openn Negotiation, an online bidding process that delivers transparency for buyers and sellers alike.

Available on flexible terms and conditions, this can be sold at any time, so contact our office to become a qualified bidder today.

Unsure of the process? One of our friendly team members are more than happy to assist.