



186 South Western Highway, Picton

Character, Space & Practical Living

Positioned on a quarter acre (1,012sqm) lot, zoned service commercial with existing residential use rights, this solid 1965-built residence blends classic character with everyday comfort and excellent outdoor utility. Constructed with weatherboard and fibrous cement cladding under a tiled roof, the home delivers timeless street appeal while offering practical upgrades suited to modern living. The service commercial zoning also caters to buyers looking to run a business from their own property or future development potential.

Inside, the three-bedroom, one-bathroom layout feels warm and inviting, highlighted by beautiful timber floors that enhance the home's character. Comfort is assured year-round with split system air-conditioning and a cosy slow combustion wood fire - giving you flexible climate control in every season.

Front and side verandahs provide shaded spaces to unwind, while the rear patio is ideal for entertaining and overlooks a backyard designed for lifestyle living. A double garage/workshop offers excellent storage or workspace, complemented by a covered carport and secure gated access. Established vegetable gardens and a chook run add a touch of self-sufficiency and charm.

3 1 2

FOR SALE
Guiding High $600,000's

VIEW
Sat 24th Oct @ 9:30AM - 10:00AM

AGENTS
Simon Bushell
0411 929 198
simon.bushell@ljhsouthwest.com.au

AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Property features:

- Solid 3-bedroom, 1-bathroom residence built in 1965
- Character timber floors and high ceilings
- Split system air-conditioning
- Slow combustion wood fire for winter warmth
- Front and side verandahs for relaxed outdoor living
- Rear patio ideal for entertaining
- Double garage/workshop plus covered carport
- Secure front fencing with gated access
- Raised vegetable gardens and chook run
- Spacious, practical yard layout

Offering character, comfort, and versatility, this property is perfect for buyers seeking space, warmth, and lifestyle convenience in a well-connected location.

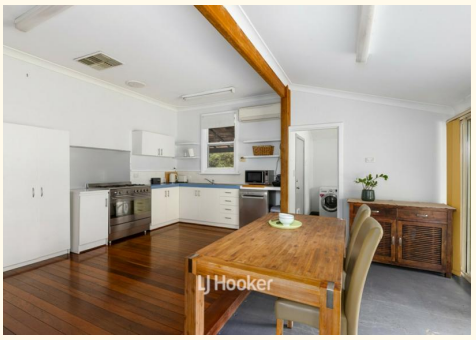
Contact Simon Bushell today to arrange your viewing.

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

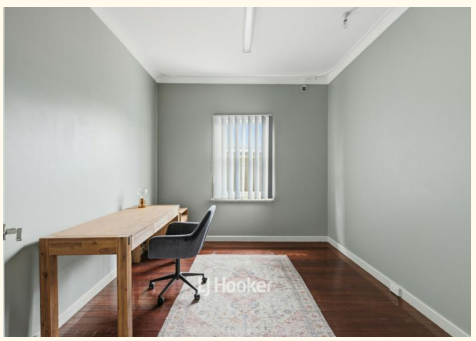
MORE DETAILS

Property ID	1BB5HND
Property Type	House
Land Area	1011 m2











Simon Bushell 0411 929 198
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186 South Western Hwy Picton, WA 6229





Please note this floor plan is for marketing purposes and is to be used as a guide only.
Measurements are appoximate and are for illustrative purposes olnly

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