

1/45 Premier Circle, Spencer Park, WA 6330



Sold Unit

Saturday, 23 September 2023

1/45 Premier Circle, Spencer Park, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 324 m2

Type: Unit

\$399,000

Here's something delightfully different for buyers seeking an easy-care villa to nestle into, or a low-maintenance investment property with prospects for excellent rental returns. It's a spacious, freestanding brick and tile home in a well-maintained complex and it's been modernised with style and quality finishing to make it stand out from the crowd. The two-storey building has a single garage underneath, and the main home on the upper level is reached via steps at the front. Inside the front door, the living space is impressively generous and light, with a corner window bringing in an expansive view over rural land and bush towards Yakamia and Lange. This living room incorporates the air-conditioned lounge and dining area, with sliding glass doors opening onto a paved courtyard, which enjoys a similar green outlook. At one end of the living room is the impressive, modern kitchen. This is complete with a dishwasher, corner pantry, stainless steel stove, appliance nook and microwave recess. It is fitted with sparkling white cabinetry with grey benchtops, set off with white subway tiling and a feature grey and silver splashback. Off to the side of the living area is a hallway leading to the wet areas and bedrooms. First, there's the laundry with a linen press and space for the washing machine and dryer. Next is the bathroom with a big walk-in shower and vanity set in built-in cabinetry, and the separate toilet next to it. The main bedroom is king-sized with a corner window for a share of the lovely outlook and the other two bedrooms are doubles. All have built-in robes and good carpet. Smart vinyl plank flooring flows throughout most of the home, while tiling, lighting and fresh neutral decor add a classy finish. There's a little storage shed off the garage, an extra parking spot behind it and a security screen at the front door. The block is an easy care 324 sqm site, mostly paved and with reticulated, water-wise gardens. With shops and medical facilities close by and town a six-minute drive away, the location is equally desirable for owner-occupiers and tenants. Couples or singles on a budget or prospective landlords will appreciate the well-maintained and meticulously presented property, which is sure to be snapped up by a savvy buyer. To arrange an inspection of this very attractive offering, please don't hesitate to contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au

What you need to know:

- Freestanding brick and tile unit in peaceful location
- Elevated position with views over farmland and bush
- 324 sqm lot, paving and easy gardens
- At one end of eight-unit complex
- Modernised, stylish interior
- Spacious lounge and dining area with views
- Rear courtyard with street level entry
- Fabulous white kitchen with pantry, dishwasher, stainless steel cooker
- New bathroom with big walk-in shower, vanity
- Separate toilet
- Laundry with linen press
- King-sized main bedroom with carpet, built-in robe and views
- Two double bedrooms with carpet and built-in robes
- Single garage and guest parking spot
- Storage shed off garage
- Close to shops and medical facilities, six minutes' drive from town
- Council rates \$2,317.60 per annum
- Water rates \$1,525.99 per annum
- Strata levy \$1,560.00 per annum (includes building insurance)