

12 Gairdner Road, Spencer Park, WA 6330



Sold House

Saturday, 25 November 2023

12 Gairdner Road, Spencer Park, WA 6330

Bedrooms: 3

Bathrooms: 2

Area: 728 m2

Type: House



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\$450,000

This attractive, comfy home close to all family amenities is sure to strike a chord with a wide scope of buyers with an eye for a sound budget purchase. Modernised and extended to answer the needs of today's families, the home has been approved for short-stay accommodation, so it's well maintained, inviting and meticulously presented. On an elevated 728sqm block with an outlook to rural land from the front, the brick and Colorbond home has a U-shaped driveway for easy access and good off-road parking. Inside, it's light and airy with fresh, clean décor, flooring, window treatments and tiling, so new owners can move in – or install tenants or Airbnb clients – without doing anything more. At the front is an open, air-conditioned lounge and meals area. To one side is the kitchen with electric cooking and white cabinetry set off with striking red splashbacks. For outdoor living, there's a good-sized undercover patio as well as a little deck for sitting in the sun and watching the children play on the lawn in the enclosed backyard. Of the three bedrooms, one is king sized with a built-in cupboard and an ensuite shower room with a toilet and vanity. The second is a queen and the third is a huge room to easily fit three single beds. All are carpeted. There's a bath as well as a walk-in shower in the main bathroom and the toilet is separate. Another major advantage is the big, freestanding Colorbond shed in the backyard, perfect for stowing the big toys. Front and back gardens are set up for easy maintenance with water-wise natives, and there's a rainwater tank as well as ample space for growing veggies. With easy access to the beach, the property is five minutes from town and even nearer to shops, medical facilities and schools. For owner-occupiers, this is a terrific opportunity to enjoy the benefits of a neat, well-located home. Investors wishing to continue the short-term let model will appreciate the proven track record and good revenue, and those looking for a property to rent out in the longer term, the potential for solid returns is just as attractive.

What you need to know:

- Brick and Colorbond home
- 728sqm block
- Approved for short-term accommodation
- Air-conditioned open lounge and meals area
- Kitchen with electric cooking, white cabinetry
- Covered patio
- King-sized bedroom with built-in cupboard and ensuite shower room
- Queen-sized bedroom
- Super-sized bedroom fits three singles
- Main bathroom with bath, walk-in shower, vanity
- Separate toilet
- Laundry
- Good flooring, décor, tiling, window treatments
- Big freestanding Colorbond shed
- Enclosed yard, lawn, water-wise gardens, rainwater tank
- Good off-road parking
- Five minutes from town
- Near schools, shops, park, medical facilities, easy access to beach
- Suit owner-occupier or investor for short- or long-term letting
- Council rates \$2,256.69
- Water rates \$1,525.99