

# 12 Sproxton Way, Embleton, WA 6062

BEAUCOTT PROPERTY

## Sold House

Friday, 29 March 2024

12 Sproxton Way, Embleton, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 277 m2

Type: House



Aaron Storey  
0892722488

## Contact agent

The owner has done such a beautiful job renovating this gorgeous home, tucked away in the corner of Sproxton Way, surrounded by warm and friendly neighbours, it will be a joy to come home to this peaceful hideaway. Situated walking distance to the new Morley train station, in close proximity to Mount Lawley cafe strip, Morley Galleria and Bayswater Waves, residents can enjoy the convenience of a central location without strata fees. Inside, the newly renovated kitchen showcases modern upgrades such as Fisher & Paykel free-standing oven, Bosch dishwasher, and stone benchtops, along with a Blanco water filter tap and plumbing for a fridge. The spacious living areas feature high ceilings and floorboards, complemented by a split air conditioning system for comfort. The property offers two traditional bedrooms, with the main bedroom featuring a huge walk-in robe, and the second bedroom equipped with a split air conditioning unit, the rear study/potential 3rd bedroom with access to the garden provides a versatile space for work or relaxation. Renovated laundry and bathroom add to the contemporary feel of the home. Outside, the stunning rear garden features grassed area, new pergola with decking and ceiling fans, creating an ideal outdoor entertaining area. Additional features include a solar hot water system, reticulated gardens, and solar panels, offering both sustainability and cost-saving benefits. Overall, this property offers a combination of modern convenience, comfort, and charm in a sought-after location. All offers will be presented to the owner on Tuesday 2nd April 2024 (if not sold prior). For more information please call Aaron on 0417 931 604 or Emma on 0412 499 568