

# 12B Fitzwater Way, Spearwood, WA 6163

REALTY PLUS

## House For Sale

Saturday, 13 April 2024

12B Fitzwater Way, Spearwood, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 444 m2

Type: House



Tracy Garbes  
0893379909

**From \$450,000**

Welcome to your new home sweet home! Nestled on a generous 444sqm of land, this delightful 2-bedroom, 1-bathroom duplex is a rare find in the heart of a desirable neighborhood. Boasting a coveted North facing aspect, this property basks in natural sunlight throughout the day, offering a warm and inviting ambiance. Features: • 2 Bedrooms • Spacious Living: Step inside to discover an open-plan layout where the kitchen seamlessly flows into the lounge area, creating a perfect space for relaxation and entertainment. • One family bathroom • Reverse Cycle Conditioning: Stay comfortable year-round with reverse cycle conditioning, ensuring optimal temperatures regardless of the season. • Jarrah floorboards throughout the living area and bedrooms • Original Condition: This duplex presents a blank canvas for your creative vision. Whether you're a first-time buyer looking to make your mark or an investor seeking a project, the original condition of this property offers endless possibilities for customization and enhancement. • Outdoor Oasis: Embrace the outdoors with a generous backyard space, perfect for gardening, outdoor dining, or simply unwinding amidst nature. • Garden Shed • Single Carport • 444sqm of land • Built in 1968 Location: Situated in a sought-after neighborhood, this duplex offers the perfect blend of tranquility and convenience. Enjoy easy access to local amenities, schools, parks, and public transport options, ensuring that everything you need is just moments away. Don't miss this incredible opportunity to secure your slice of paradise! Whether you're looking to move in and make it your own or capitalize on its investment potential, this duplex is sure to exceed your expectations. Contact us today to arrange a viewing and make your dreams of homeownership a reality!