

**13/27 Baudin Place, Spencer Park, WA 6330**



**Sold Unit**

Wednesday, 20 September 2023

13/27 Baudin Place, Spencer Park, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Contact agent

Welcome to 13/27 Baudin Place, Spencer Park! This charming unit is ready to become your new home. With its convenient location and desirable features, this property offers is a great option for Over 55's buyers. Featuring two cozy bedrooms, this unit provides ample space for an individual or couple looking for a comfortable retreat. The well-maintained bathroom, laundry and separate toilet ensure convenience and privacy for its occupants. With the welcomed addition of a brand new storage hot water system, hot water will not be a worry. The open plan kitchen / lounge area provide a lovely area to entertain guests. With a small dishwasher installed, wall oven and 600ml stove top, the kitchen is ready for the ambitious chef or the casual baker. The unit boasts a single garage space, providing secure parking for your vehicle or additional storage space. Constructed in 1994, this property offers a solid foundation and a timeless design that has stood the test of time. Situated in the sought-after Spencer Park area, this unit is surrounded by a peaceful and friendly community. Enjoy the convenience of nearby amenities, including shops, parks, and shopping centers. With easy access to public transportation and major roads, exploring the beautiful surroundings will be a breeze. The price guide for this property starts from \$310,000, offering exceptional value for its desirable location and features. Contact Emma Collins today to arrange a viewing and make this lovely unit your new home. Don't wait, as properties like this don't stay on the market for long! Emma - 0428 872 261 or [emma@greatsouthern.rh.com.au](mailto:emma@greatsouthern.rh.com.au) Council Rates: \$2,073.98 pa Strata Rates: \$1,816.08 pa Water Rates: \$1,525.99 pa