

# 13 Chauncy Way, Spencer Park, WA 6330



## Sold House

Monday, 14 August 2023

13 Chauncy Way, Spencer Park, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 480 m2**

**Type: House**



Kathleen Mier  
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**\$435,000**

Few properties list at any one time in this sought-after estate location, and when they do, they generally sell quite quickly, and it is easy to see why. The small, quiet estate enjoys an elevated rural and range view aspect and has a wonderful family park. It is also just a few minutes from schools, shops and medical and sporting amenities and only 2.7-kilometres from Albany's CBD and 3.6-kilometres from Middleton Beach. Elevated and set opposite the park, this modern property has obvious owner-occupier and investor appeal. The inviting home stands on a low-maintenance lot, with a patio, garden shed and handy drive-thru garage to the sunny north-facing backyard. Extend your outdoor living to harness even more warmth and sunlight year-round. Enjoy the scenic park views from the light-filled open living and meals area, and as you dish up delicious treats in the modern kitchen, which is well-equipped with ample storage and a mod gas cooker. Wake to lovely park views from your chic master suite featuring a well-fitted out walk-in robe and fashionable semi-ensuite. Left of the open hub is the modern family or guest wing revealing semi-ensuite access, scenic rural views and a built-in robe in the second bedroom, and good built-in storage in the third bedroom and the laundry. As one of only about two properties currently for sale in the subdivision, now is the time to get your offer in to avoid missing out. For more detailed information or to arrange a private viewing please contact Kathleen Mier on 0439 421 059.