

**14 Bolingbroke Street, Spearwood, WA 6163**

**REALTY PLUS**

**House For Sale**

Wednesday, 29 May 2024

14 Bolingbroke Street, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 751 m2**

**Type: House**



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**From \$749,000**

Comfortably nestled on a spacious 751sqm (approx.) block with exciting R40 zoning and subdivision potential attached to it, this solid 3 bedroom 1 bathroom home is as charming as they come and can easily be lived in or rented out before you decide on what your next move will be. A huge carpeted living room - with a ceiling fan, a split-system air-conditioning unit - warmly welcomes you inside and wraps around to the open-plan kitchen and dining area that features a gas-upright cooker and keeps meals separate from conversation. Servicing the bedrooms and brilliant in its simplicity is a practical bathroom with a shower and separate bathtub. The spacious backyard - off the dining space - is somewhat of a "blank canvas" and can be whatever you want it to be, currently comprising of a large garden/workshop shed and a delightful paved verandah area for covered outdoor entertaining. Situated just one street back from Phoenix Shopping Centre, within easy walking distance of the lovely Beale Park, picturesque Manning Lake parklands, bus stops and even medical facilities and close to a host of schools (including Phoenix Primary School around the corner) and major arterial roads for easy access to the freeway, Fremantle, South Beach, beautiful Coogee Beach and the magnificent Port Coogee Marina, this promising property has "living convenience" written all over it. Add your own personal modern touches throughout or start afresh and build brand-new - opportunity knocks for you here, no matter what your future looks like! Other features include, but are not limited to:

- Separate laundry off the kitchen, with external access
- Low-maintenance kitchen and laundry floors
- Carpeted dining area and bedrooms
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Established trees and gardens
- Reticulation
- Single carport
- Side-access gate to the rear yard