

**15A Angus Avenue, Spearwood, WA 6163**



**Duplex/Semi-detached For Sale**

Friday, 19 January 2024

15A Angus Avenue, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Michelle Priestman  
0422352220

**FROM \$480,000**

A delight to present this wonderful three bedroom, one bathroom semi-detached duplex that will hold appeal as an entry level home, an opportunity to downsize or as an investment. Freshly painted and presented beautifully with a spacious feel to the main living area featuring slate flooring, a well proportioned kitchen with free standing oven/cooktop, hallway leading to the bedrooms all with built in robes and a separate bathroom, laundry and toilet. Added comforts include air conditioning to the main living, split system to the main bedroom, alarm system, gas storage hot water unit (new), security window screens and doors and roller shutters to some windows. The rear yard is a fantastic size and offers ample opportunity to create the space of your dreams. A single carport with space for extra parking and positioned opposite a lovely nature reserve adds to the appeal. Take the opportunity to become part of this vibrant suburb located close to all amenities including schools, parks, beaches, shops and more. Make enquires to Michelle 0422 352 220 or [admin@luxeresidential.com.au](mailto:admin@luxeresidential.com.au)