

**2/125 Angove Road, Spencer Park, WA 6330**



**Sold House**

Friday, 3 November 2023

2/125 Angove Road, Spencer Park, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 432 m2**

**Type: House**



Lee Stonell

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**\$360,000**

For couples, singles or small families placing a premium on privacy, comfort and convenience, this lovely home will fit the bill in every respect. It will also appeal to investors recognising the benefits of a low-maintenance rental with tenant appeal and the potential for very good returns. It's a smart, neatly presented brick and tile unit, tucked away from the road and appears as a duplex half, with a terrific outlook towards Mt Melville and the city from the front – a changing scene by day and a tapestry of lights at night. Occupants of all ages will appreciate the central location within easy reach of town, shops and medical facilities, while parks and sports grounds are a few minutes' walk or bike-ride away. The open-plan living space is light and inviting, with a bay window in the lounge taking in the view and glass doors in the dining area leading out to an impressive, covered patio. Running the length of the building at the back, the patio is a delightful, private spot for al fresco lunches or barbecues and it's fully enclosed so it's ideal for containing pets. With a corner pantry, gas stove, breakfast bar and ample cabinetry, the kitchen is a pleasant work area looking out to the back of the property. Off a hallway from the lounge are the three bedrooms – one a queen, one a double and the other a big single – all with built-in robes. The toilet is separate to the bathroom, which has a walk-in shower and vanity, and the laundry is nearby. Practical timber-look vinyl flooring is fitted in the main living area and hallway and the bedrooms are carpeted. Décor, tiling and window treatments are all in good shape. A reverse cycle air conditioner in the open living space provides heating and cooling and there is also a gas bayonet offering another option for heating. The single garage, with a powered workshop or storage space at one end, has undercover access to the home, and there are extra parking spots for guest vehicles. Gardens at the front of the 432 sqm block are mostly water-wise natives. There's an area of lawn as well as cottage varieties at the back, a lockup toolshed for the mower and scope for green-thumbed owners to make their mark by planting herbs and veggies. This is an outstanding opportunity for downsizers or budget buyers to secure an attractive, well-located home with everything ready to enjoy from day one. This property will not last long on the market so please contact Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au) to arrange your inspection today and avoid disappointment. What you need to know: - Brick and tile unit built as a duplex pair - Outlook towards Mt Melville and city - Air-conditioned open-plan lounge and dining space - Long covered, private patio at the rear - Practical kitchen with corner pantry, gas cooking, breakfast bar - Three carpeted bedrooms – king, queen and big single, all with built in robes - Shower room with vanity - Separate toilet - Laundry with storage cupboard - 432 sqm block - Single garage with power, workshop or storage space - Extra parking spots on site - Established lawn and easy-care gardens - Five minutes to town, close to shops and medical facilities - Expected rental returns of around \$400 - \$420 per week, at least - Council rates \$2,317.60 per annum - Water rates \$1,525.99 per annum - No strata levies