

2/33 Geake Street, Spencer Park, WA 6330



Sold Unit

Thursday, 19 October 2023

2/33 Geake Street, Spencer Park, WA 6330

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Unit



Lee Stonell

0409684653

\$355,000

You won't find better value than this lovely unit for its modern facilities, comfortable living spaces, central location and appealing outlook. Built of brick and tile, it has undergone a quality upgrade inside, which has transformed it into a desirable, inviting home with a sparkling new white kitchen and bathroom. It's one of only four units in the quiet complex, which is well maintained and professionally managed for everyone's convenience. Being in a no-through-road five minutes from town, it's ideally located for people of all ages and will make a terrific home for a single person, couple or small family. For an investor, there's real potential here for excellent rental returns of at least \$390 - \$410 per week. The unit is at the rear of the complex, sited away from the road, with an area of lawn at the back, an outdoor store room and a garage with power. With a modest exterior, the internal presentation of this property is impressive and certainly has a 'wow' factor about it that jumps out as soon as you step inside. There's a generous open lounge and dining area – a light room with two big windows and air conditioning – and a bright sunroom at the back. The sunroom shares views to Mts Clarence and Melville with the adjoining sheltered patio, which has pull-down café blinds and is the ideal spot for summer relaxation. A ramp leads down from here to a second covered patio in the back garden. With sleek white cabinetry, granite-look benchtops, charcoal splashback tiling, a stainless steel gas stove, pantry and butler sink, the kitchen is a stunning workspace. Grey tiling accents make a classy statement in the white bathroom, which has a long shower, vanity and toilet, and there's a separate second toilet. The main bedroom is king sized with built-in robes and stylish window shutters, while the second bedroom is a double with built-in robes. Both bedrooms are carpeted and the living areas and hallway are fitted with smart vinyl plank flooring. Blinds and décor are in very good order. Currently rented on a periodic agreement, this is a tenant-friendly property which will have equal appeal for owner-occupiers appreciating the proximity to shops, medical facilities and sports grounds. For further information or to request an inspection of this charming property please don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au before it's too late. What you need to know: - Brick and tile unit - Extensively modernized inside - One of only four in a neat complex - Open, air-conditioned lounge and dining area - White kitchen with pantry, stainless steel gas stove - Sunroom with view to Mts Clarence and Melville - Sheltered patio with pull-down café blinds - Second patio in back garden - Modern bathroom with big shower, vanity, toilet - Separate second toilet - Laundry with built in storage - King-sized main bedroom with built in robes - Double second bedroom with built in robes - Established back lawn and gardens - Garage with power and additional storage space at the rear - Outdoor garden shed - Quiet no-through-road five minutes' drive from town - Near shops, medical facilities, sports grounds - Council rates \$2,043.53 per annum - Water rates \$1,525.99 per annum - Strata levies \$1,100 per annum (includes building insurance)