

**20 Scales Way, Spearwood, WA 6163**

**House For Sale**

Friday, 3 May 2024



20 Scales Way, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



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## Call for Details

Nestled on a generous 1,012sqm block, this charming property presents a myriad of possibilities. Boasting three bedrooms, one bathroom and a spacious alfresco area, it offers comfortable living with the potential for so much more. Whether you envision expanding the existing home, developing it into a three-lot site (subject to W.A.P.C approval), or simply securing a prime piece of land for future investment, this property caters to a variety of ambitions. Its prime location ensures easy access to Coogee Beach, parklands, schools, shops and all essential amenities, promising a lifestyle of convenience and opportunity. Other features include:

- Spacious kitchen offers 600mm wall oven, 4 gas hot plates, tiled splash back, double sink, microwave recess, double fridge recess double pantry, plenty of bench/cupboard space
- Open plan kitchen / dining areas
- Huge formal lounge with ceiling fan, wood combustion fireplace
- Reverse cycle air conditioning
- Generous master bedroom with ceiling fan, dual double built in robes and study nook
- Bedroom 2 is queen sized with ceiling fan and double built in robes
- Bedroom 3 is queen sized with ceiling fan and double built in robes
- Main bathroom offers bath/shower, single vanity with storage cupboards
- Double linen storage
- Walk in storage room
- Laundry and separate WC
- Paved alfresco area - perfect place for summer BBQ's and entertaining family/ friends
- Potential to develop into a three lot site (subject to W.A.P.C approval), add to the existing home, or land bank & lease the property out
- Mammoth rear yard on huge green title 1,012m<sup>2</sup> block
- Moments from the pristine waters of Coogee Beach, Port Coogee Marina, local parklands, schools, shopping and all amenities

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.