

**24 Angove Road, Spencer Park, WA 6330**



**House For Sale**

Tuesday, 14 November 2023

24 Angove Road, Spencer Park, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 415 m2**

**Type: House**



Jeremy Stewart

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## Offers Above \$425,000

Stylish, comfortable and conveniently located for people of all ages, this lovely home has been totally modernised in recent years and represents smart buying for those who appreciate easy living. The renovation has been carried out to a high standard with impressive attention to detail, making this a delightful refuge for couples, singles or downsizers, while investors will recognise the value of a centrally located, tenant-friendly rental with everything in tip-top order. The home is strata titled, one of only two freestanding dwellings on a 415sqm block. With white Hardiplank cladding, chestnut brown trims and a Colorbond roof, it looks a picture, set behind a white picket fence and a neat lawn with a double garage at the side. The front door opens into the lounge, with gas heating and a corner window letting in plenty of sunlight. Vinyl plank flooring from here extends through to the adjoining kitchen and the dining space around the corner. The attractive kitchen boasts ample cabinetry in classy dark chocolate with latte bench-tops and ivory overhead cupboards as well as a gas cook-top, underbench oven and dishwasher. Both bedrooms are big doubles with carpet, and one has its own dressing room with shelving and hanging space. Nearby is the slick bathroom complete with a bath, walk-in shower, vanity and toilet. At the back is the laundry with fitted cabinetry, and a second toilet. Pale grey décor throughout was carefully selected to create light, welcoming spaces, and complementary venetian blinds at most windows are softened with drapes. Everything is clean and fresh, and in excellent condition. For outdoor relaxation, the front deck is ideal for enjoying a cold beer while watching the world go by, while in the enclosed back yard, an area of artificial lawn is a more private, sheltered spot among easy-care gardens planted with succulents. Just around the corner is the Spencer Park Shopping Centre and only a little further are medical facilities and the hospital. The beach, town, sports facilities and schools are also within a few minutes' drive. What you need to know: - Smart, stylishly modernised home - Strata title, one of two, 415sqm block - Central location close to shopping centre, medical facilities, few minutes to town, beach - Open living space - lounge with gas heating, dining area - Kitchen with dishwasher, gas cook-top, ample cabinetry - Two double bedrooms, one with dressing room/robe - Bathroom with bath, walk-in shower, vanity, toilet - Laundry and second toilet - Front deck - Sheltered outdoor sitting area - Double garage - Good flooring, window treatments, tiling, décor - Council rates \$2,165.34 - Water rates \$1,525.99