

**24 Premier Circle, Spencer Park, WA 6330**



**House For Sale**

Monday, 29 January 2024

24 Premier Circle, Spencer Park, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 638 m2**

**Type: House**



Tommie Watts  
0898414022

## Offers Above \$435,000

As a comfy refuge for a couple or small family, or as a rental suited to an investor with an eye for a tenant-friendly property, this neat brick and tile home combines convenience and value. It's only about seven minutes' drive from town, close to schools, medical facilities and shops, and just a little further to the beach and fishing, so it's sure to resonate with people of all ages. Built of brick and tile, this is a well-maintained home occupying a sloping block of xxxsqm, with the house taking top spot to make the most of the lovely, wide-ranging outlook over bushland opposite and beyond to rural land. Inside, it's light and welcoming, designed for relaxing everyday living and entertaining friends in the open-plan living space or in the L-shaped, sheltered patio in the back yard. The carpeted lounge has air conditioning, a ceiling fan and a wood fire and there's hardwearing vinyl in the adjoining dining area. Blinds, tiling and décor are all in good shape. In the kitchen, which has a pantry, wall oven, gas cook-top and ample cabinetry, a bay window looks onto the garden. On the opposite side of the house, the queen-sized main bedroom has a walk-in robe and direct access to the semi-en suite bathroom with a bath, shower and vanity. Both double family bedrooms have built-in robes and all are carpeted. A single carport has undercover access to the home and gates to the back yard, where there's an area for stowing the trailer or dinghy. Beside the carport is another level parking spot. The enclosed, terraced back garden has a lawn for children and pets to play on, and a lock-up garden shed for the mower and bikes. For buyers looking for a smart home in an excellent neighbourhood and within easy reach of all amenities, this attractive property is destined to hit the spot. What you need to know: - Brick and tile home - Elevated xxxsqm block - Wide-ranging bush and rural views - Open lounge and dining area with air conditioning, wood fire - Covered patio in private back yard - Kitchen with pantry, wall oven, gas cooking - Queen-sized master bedroom with walk-in robe - Semi-en suite bathroom - Two double bedrooms with robes - Separate toilet - Laundry - Carport and second parking spot - Gates to rear for stowing trailer - Enclosed yard with lawn, garden shed - About seven minutes to town, near shops, schools, medical facilities - Few minutes to beach and fishing - Council rates \$2,195.79 - Water rates \$1,525.99