

260B Spearwood Avenue, Spearwood, WA 6163



Villa For Sale

Monday, 4 March 2024

260B Spearwood Avenue, Spearwood, WA 6163

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 173 m2

Type: Villa



Brad Dawson
0413879479

From \$459,000

Are You Ready to Live Easy? Make This One Yours! Modern Living Single Level Home that is ready for you Now or do you just sit back, Relax & Invest with the Sitting Tenant willing to Stay on. Also, Well Suited to First Home Buyers or Downsizers - looking for a Truly Affordable Already Built & Finished Modern Compact Rare & Easy Maintenance Home. Securely nestled back in an accessible Rear Position Set on Your Own 173m² allotment with NO standard Strata Levies or Meetings here in this relatively more private smaller group of Only 3 Air-Conditioned Open Kitchen / Meals / Living with direct access to a covered paved Alfresco area. Featuring a Master Bedroom (air-con) with Easy Access Bathroom plus Built-in-robe and there is also an additional Activity/Living or Larger Study being well finished & separated from the Living Zone. Recently constructed (approx. 2019) with neutral appeal providing good Opportunity to Easy Care Live Now or continue with Sitting Tenant & get that Property Portfolio Secured. Fully Fenced, gated, enclosed yard/alfresco and side boundaries with remote lock up garage, additional storage area and direct Secure Internal Shopper's Access - Your Decision Just got Easy! Good Proximity to Nearby Parks (McFaul Park & Walkway), Schools, Community Services and of course Phoenix Shopping Centre. Water Rates approx \$980 per annum Council Rates approx \$1,710 per annum. With respect to the current occupant a 'Home Open' will be scheduled for this Saturday, please do not request a viewing prior, as we are unable to access any earlier than scheduled. As a courtesy to our occupant please be aware the supplied photographs are from the as new premise pre-occupancy. * Photos have been provided to us and your inspection is recommended to confirm current presentation, as there is now a tenant in this property. For tenant privacy inspection times are limited, please take advantage of the provided home open times - look forward to meeting you there. A Solid Rare Affordable Opportunity in Today's Market to Live in this Accessible Location So Express Your Interest Today! Acquire With: Brad Dawson