

**28 Trimmer Road, Spencer Park, WA 6330**



**Sold House**

Wednesday, 23 August 2023

28 Trimmer Road, Spencer Park, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1068 m2**

**Type: House**

**\$552,000**

Featuring well-proportioned rooms, a choice of living spaces and wide-ranging rural and bushland views, this large, quality-built home would make the perfect sanctuary for a growing family. It occupies a corner block of 1,068sqm with two-road access leading to a double garage under the main roof plus a single garage via a driveway at the back. Constructed of brick and Colorbond, the home nods to Federation-homestead styling with its wide frontage, gables and finials and veranda posts set off with iron lace. Sited down from the road for privacy, it sits behind a lush lawn, a row of cypress trees and a terraced garden of native ferns and succulents. An open living area is the hub of the home. This consists of a family room opening onto the dining space and the extra-large kitchen with a pantry, gas cooking, wall oven, breakfast bar and ample cabinetry. To one side of the family room is a TV lounge or games room, and opposite, a more formal lounge for quieter moments or entertaining. All along the back is a paved patio, where pull-down shade blinds provide shelter from the weather and – along with all rooms at the back of the house – there's a fabulous outlook over the valley of Yakamia Creek and out to farmland at Lange. A hallway leads to the four bedrooms. The king-sized master has a walk-in robe, an office or dressing area, which could also be a nursery, and a private shower room, while the three double family bedrooms have built-in robes and share the main bathroom with bath, shower, vanity and toilet. Even the laundry is a huge room with built-in cabinetry, a separate toilet and extra-large linen and broom cupboards. Near the front door is a study, and there's internal access to the double garage. Ceramic floor tiles flow throughout the family room and hallways, while the lounges and bedrooms are carpeted. Smart décor and quality window treatments make a fine finish for the home, and ducted air conditioning keeps every room at a comfortable temperature all year round. With town a five-minute drive away and schools, shops and medical facilities even closer, this is a brilliantly located property for families, and everything is ship shape and ready to delight new owners. To arrange an inspection of this fantastic family sized home, please don't hesitate in contacting Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know:

- Brick and Colorbond family home
- Fully serviced 1,068sqm corner block, two-road access
- Lovely rural and bushland views
- Open family room and dining space
- Lounge
- TV lounge or games room
- Study
- Long, sheltered back veranda
- Master suite with private shower room, walk-in robe, office area
- Three double bedrooms with robes
- Main bathroom with bath, shower, vanity, toilet
- Big laundry
- Third toilet
- Double garage under the main roof
- Single garage at rear
- Five minutes to town, near schools and shops
- Council rates \$2,803.83 per annum
- Water rates \$1,488.73 per annum