

# 3 Gurney Road, Spearwood, WA 6163

## House For Sale

Friday, 3 May 2024

3 Gurney Road, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



Hendrick Heo  
0478555391



Sam Cho  
0497899978

## Sale by date

3-bed | 1-bath (separate toilet) | 1-Study | Double garage | 730 Sqm | R30 Hendrick Heo & Sam Cho from S Class Property Group are proud to present this rare opportunity. All offers presented by 5pm 13th of May unless sold prior-(The seller reserves the right to sell prior to the end date)- Video link:

[https://www.instagram.com/reel/C5gGNahPYSF/?utm\\_source=ig\\_web\\_copy\\_link&igsh=MzRIODBiNWFIZA==](https://www.instagram.com/reel/C5gGNahPYSF/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==) - Walking distance to Phoenix shopping centre- Walking distance to Spearwood Primary School- Walking distance to Cockburn libraries- Walking distance to local amenities and local park- Potential development opportunity with R30 zone- Rental appraisal for \$600-\$650 P/W (Approximate)- 7min to North Coogee Beach Retro 1980's Family Home with Promise: This retro property oozes quality from another era with promise for the next, a heart-warming and immaculate 3 bedroom, 1 bathroom brick treasure with so much potential on a spacious 730 sqm block. This property has been a loving home for this family who are now ready to pass it on to the next owners. An excellent renovator, new home site, development site with R30 zoning or investment, this property is comfortable now with inviting spaces so you can easily live in it while you come up with the grand plans. Bigger than expected, this single level gem features a wide entry foyer, 3 good size bedrooms (all with BIRs), separate lounge room with Study area. Kitchen has generous space with spacious pantry connecting to the casual dining area and family zone with breakfast bar, a tiled bathroom with separate shower and bath, as well as laundry with ample storage. Rear garden is home to a tidy alfresco area, grapevines and a storage shed as well as plenty of space to create a vegetable garden, pool or anything you imagine! With plenty of scope to extend if desired, this quality home is made comfortable with security door entry, gas heating, split system air conditioner and external roller shutters. Located within a lovely community of local cafes, eateries, walking distance to Phoenix Shopping Centre, bus transport, local primary school, Fiona Stanley Hospital and the beach only a few minutes away. Features:- Well maintained 730 sqm house with wide frontage (24 metre approx)- Grilled window guard and roller shutters- All bedrooms with BIR- Well-maintained kitchen with ample storage with pantry- Spacious study or entertainment area- Generous storage in laundry- Rear side pergola area- Split aircon system- Outdoor with broaden pergola- Garden bed area- Shed- 1981 built- Ceiling fans Accessibilities: (approx.) - Walking distance to Phoenix shopping centre- Walking distance to Spearwood Primary School- Walking distance to Cockburn libraries- Walking distance to local amenities and local park- 2.8 km to the Hamilton Senior High School- 7min to North Coogee Beach- 14min to Fiona Stanley Hospital- 15min to Murdoch University- 15min to Jandakot Airport- 6.6km to Royal Fremantle Golf Course- 24.2km to Perth CBD- Easy access to Spearwood Ave, Stock Rd and North Lake Rd Rates (Approximately): Water service rate: Approximately \$1,200 P/A Council Rate: Approximately \$1,780 P/A For further information to view or assistance with any real estate matter, please contact: Hendrick Heo 0478 555 391 [Hendrick.heo@sclasspg.com.au](mailto:Hendrick.heo@sclasspg.com.au) Sam Cho 0497 899 978 [Sam.cho@sclasspg.com.au](mailto:Sam.cho@sclasspg.com.au) Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters