

32A Hillman Street, Spencer Park, WA 6330



House For Sale

Friday, 24 May 2024

32A Hillman Street, Spencer Park, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 421 m2

Type: House



Lee Stonell

0409684653

Offers Above \$399,000

Original jarrah floors, big windows letting in plenty of natural light, and high ceilings with decorative features create a warm welcome at this lovely, well-located character cottage. It's a 1950s/60s built home, the perfect nest for first time buyers or downsizers, or an easily maintained rental property to add to an investment portfolio. The three big double bedrooms, generous lounge and country-style kitchen-dining area also make this a comfortable home for small families. With shops, schools, medical facilities and public transport close by, Middleton Beach less than 3km away and the CBD a three-minute drive down the road, it's in the ideal spot to attract a wide scope of buyers, and it would make a terrific lock-and-leave for those chasing warmer winters in WA's north. The home occupies an easy-care 421 sqm block with lawn and a few native trees for privacy at the front, an enclosed back yard with a garden shed and lawn, and a rear carport. A porch shelters the front door, which opens onto a good-sized lounge with gas heating and stylish plantation shutters. This leads through to the kitchen-dining area, with ample cabinetry, electric cooking and space for a family-sized dining table. At the back of this central area is a handy utility room leading to the laundry, where there's a walk-in shower and a separate toilet – an adjunct to the main bathroom, which has a bath with a shower over and a vanity. At the back door, an undercover, paved patio is a private area adding another dimension to the indoor living spaces. Security screen doors and built-in shelving in the lounge and dining area add to the appeal of this easily maintained property. With a sound rental history to date and an updated rental estimate sitting at \$450-\$470 per week this opportunity presents a realistic prospect for those wanting a healthy return on a modest investment. There's a lot to love here, so don't delay in arranging to take a closer look with Lee Stonell by phoning 0409 684 653 or sending an email to lee@merrifield.com.au

What you need to know:

- Original 1950s/60s character features such as jarrah floors, high ceilings, big windows
- Ideal for first owners, downsizers, small family – great lock-and-leave
- Excellent prospects for rental investment (rental estimate at \$450 - \$470 per week)
- 421 sqm easy-care block
- Lounge with gas heating
- Country-style kitchen-dining area
- Paved, undercover rear patio
- Three double bedrooms
- Bathroom with bath, shower, vanity
- Laundry with second shower
- Handy utility area
- Security screens
- Carport at the rear
- Council rates \$ 2013.08 per annum
- Water rates \$1525.99 per annum