

37 Angus Avenue, Spearwood, WA 6163

REALTY PLUS

House For Sale

Saturday, 18 November 2023

37 Angus Avenue, Spearwood, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



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From \$599,000

Nestled across the road from the lovely Interim Reserve and just footsteps away from Gleenside Reserve down the street, this neat and tidy 3 bedroom 1 bathroom residence makes for a perfect first home or an astute investment property, in a convenient Spearwood location. All three bedrooms are carpeted for comfort here, inclusive of the larger master. The stylish and fully-tiled bathroom caters for everybody's personal needs in the form of a shower and separate bathtub, whilst a separate toilet can be found off the laundry that also leads outside for drying. The dining area can be found off the kitchen, with high raked ceilings, two fans and a built-in wall heater gracing a spacious and carpeted lounge room that is sunken and overlooked by the latter. The kitchen itself is stylish and contemporary, playing host to double sinks, tiled splashbacks, a storage pantry and a gas-upright cooker. The remote-controlled lock-up single carport enjoys very handy drive-through access to a largely-paved backyard, for extra secure parking space. The expansive yard is essentially a "blank canvas" and leaves heaps of room for a future swimming pool, workshop or even a granny-flat, with a generous patio and pergola off the lounge room already providing covered entertaining options aplenty. A short walk to bus stops, Spearwood Primary School and even Phoenix Shopping Centre complements the property's very close proximity to medical facilities, the Bibra Lake industrial area and major arterial roads for easy access to the freeway, Fremantle, Cockburn Central, South Beach, beautiful Coogee Beach and the magnificent Port Coogee Marina - all just minutes away in their own right. What a gem of a buy this one is! Other features include, but are not limited to:

- Verandah/patio entrance
- Ducted-evaporative air-conditioning
- Feature skirting boards
- Security doors and screens
- Instantaneous gas hot-water system
- Lush green front-yard lawns
- Large 720sqm (approx.) block