

49 Edeline Street, Spearwood, WA 6163



House For Sale

Tuesday, 7 May 2024

49 Edeline Street, Spearwood, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 911 m2

Type: House



Team Trolio

0414498596

Best over \$749,000

Welcome to 49 Edeline Street, Spearwood, a home that offers versatility in its friendly floor plan, sprawling backyard, and R30 zoned development potential! 4 bedrooms provide accommodation for your family and the home is complimented beautifully by polished wooden flooring which really sets the tone for its early 1970's era. With a double brick and tile construction, multiple living zones combine to create both a harmonious and comfortable space to live both inside and outside. Multiple patios facilitate all year around working or entertainment options. The kitchen has been updated prior and the bathroom is very large and includes twin vanities and a tub. This home affords the lucky new owner an opportunity to install a swimming pool or really create a garden oasis that this size allotment deserves should you not opt to develop. There's loads of room for extending again, or of course to consider your development options subject to relevant approvals. Property Synopsis: Accommodation 4 beds 1 bath 2 wc x parking for 4 vehicles Land size 911sqm Zoning R30 Council rates approx. \$1830 p.a. Water rates approx. \$1100 p.a. Sewer

Connected Located amongst an array of amenities which include shopping, eateries, medical outlets, education facilities, public transport links, parks, beaches, retirement villages and Churches, you'd be very spoiled for choice. Contact Team Trolio for a rental estimate and for inspection opportunities. As always, we welcome your enquiry and immediately extend a conjunctional invitation to all real estate agents. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.