

6 North Road, Spencer Park, WA 6330



Sold House

Sunday, 13 August 2023

6 North Road, Spencer Park, WA 6330

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1292 m2

Type: House



Julie Hetherington
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Contact agent

6 North Road, Spencer Park... you know those hidden little gems you come across that cannot be missed? This is. It! Looking for a great opportunity to capitalise on your investment? This block is 1,292 sqm, zoned Residential R25. With the potential to subdivide, a little research, thought and planning could result in an income whilst building a home on the back of the block. With views of the North Road sporting grounds and proximity to Kanga Rock, this property will provide you with many reasons to nest AND invest. Originally built in the 1930s, this home has some real character. Beautifully updated with an air conditioner, dishwasher and artistic kitchen, the home is wonderful and cosy. When you first step through the front door you are met with wood floorboards and a bright and airy lounge/entry area. Located off the lounge room is the main bedroom. Large in size, bright and again, original wooden floors. Step through the doorway from the lounge into the kitchen where you will find a dishwasher, wooden bench spaces and storage. Off the kitchen is the second bedroom. In true 1930s style, the laundry and bathroom can be found a mere 5 steps from the back door and while currently accessed off a semi-enclosed verandah, it is very generous in size with a spot allocated for the washing machine alongside the trough, a shower over the bath, toilet and vanity. While the home is connected to mains water, a rainwater tank to the side of the home could be utilised to provide water to the whole house if you preferred or keep it for the gardens in summer. What you need to know: * Block Size 1,292sqm * 2 bedrooms * 1 outdoor bathroom/laundry * Zoned Residential R25 (Sub-division potential) * This property is currently tenanted until 2nd March 2024 at \$325 per week. For more information, please contact Emma Collins or Julie Hetherington from Ray White Rural Albany Kojonup. As this property is tenanted, you will need to attend the home open to view. Emma - 0428 872 261 or emma.collins@raywhite.com Julie - 0421 823 283 or julie.h@raywhite.com Water Rates: \$1,525.99 pa City of Albany Council Rates: \$1,945.85 pa