

**7/13 Spey Road, Applecross, WA 6153**

**Professionals**

**House For Sale**

Friday, 3 May 2024

7/13 Spey Road, Applecross, WA 6153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: House**



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## Offers \$745,000 plus

Pull up at the front of this home and the first thing you will notice is the proximity to the river. A short stroll to the end of the street. View the complex and you'll note the pride that the owners have for their homes. This is a closely held complex, with this home being offered for the first time in over 20 years. Step inside and be welcomed by a spacious lounge and dining area with a "feature bay window" and plenty of room to spread out in comfort. The dining area is serviced from the kitchen by a wide servery with heaps of bench space. The kitchen itself is very well planned with 9 overhead cupboards and 9 under bench cupboards along with 4 drawers. That all adds up to lots of storage and lots of workspace. The kitchen looks out onto the alfresco with its greenery giving a peaceful and private feeling as you work. Adjoining the kitchen is a roomy laundry with even more cupboard space for storage of linen and work appliances. The downstairs w.c. is accessed from the laundry for convenience indoors or out. Moving out into the private courtyard garden area, there are two distinct areas: an undercover area for year round drying and entertaining or even for youngsters to play and an open area with lots of greenery. Moving back to the front entrance we can now move upstairs to spacious landing area serving three bedrooms and the bathroom and second toilet. The master bedroom is a generous size with a feature bay window and three door robes. All the bedrooms enjoy as new plush pile carpets and the whole home was painted throughout not that long ago and it still sparkles. The second bedroom again offers a spacious feel with a large robe and views out to the real courtyard and the developments larger area with lots of greenery. This bedroom will easily accommodate a double bed leaving room to move. The third bedroom offers you the choice of a single bedroom, a study or a hobby room. Throughout the home, as new roller blinds offer privacy and easy control of sunlight, and the ceiling fans make for a comfortable breeze on warm summer nights. There's also a dedicated single carport to the rear of the complex with pedestrian access to your home just a few steps away. The title shows the address of this property as 7/ 84-86 Matheson Road, to the neighbours its known as 7/13 Spey Road as that's where the front door and garden are, but to you it will be known simply as home. Add to this all the great lifestyle benefits of one of Perth's premiere suburbs and you will recognise that you are investing in an enviable future for you and your loved ones. Alternately it would make a great investment for your super fund as properties in this area rarely stay vacant very long regardless of market forces. Be quick to view, homes of this size, price and features don't last in this market. \* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters, particularly for any plans for future development or division. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.