

# 7 Rowe Court, Samson, WA 6163



## House For Sale

Wednesday, 31 January 2024

7 Rowe Court, Samson, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 810 m2

Type: House



Shaun Mayze  
0407774264

## Offers Mid to High \$600,000's

For sale by the Public Trustee and being sold as is, 7 Rowe Court is a diamond in the rough, situated in the thick of tightly held Samson. This brick and tile home, built on a generous 810sqm lot, is calling for visionaries ready to transform this solid home into a modern sanctuary. The potential here is abundant, with the opportunity to mirror the success of neighbouring properties. Inside, you'll find a solid foundation comprising three well-sized bedrooms and a bathroom echoing the classic charm of the 80s. Boasting a versatile floorplan thanks to the home's two living spaces, 7 Rowe Court is ripe for reconfiguration. The home's current state is a blank slate for refurbishment; the living spaces await a touch of contemporary flair, with flooring and finishes ready for renewal. A sunroom just off the home adds enclosed space that could be updated by the right buyer and utilised for dining or activity space. This expansive block offers plenty of yard space, draped in soft shade thanks to the resident mulberry tree, serves as a canvas for creativity. The current layout, featuring several garden sheds, presents an opportunity to re-envision the outdoor space or extend the main home to suit your lifestyle needs. A double garage, complemented by a carport, offers ample parking and storage solutions. Embrace the community spirit of Samson, a suburb known for its lengthy tenure and neighbourly vibe. With average homeownership stretching over a decade, this is a place where people plant roots and cherish growth. Positioned for convenience, 7 Rowe Court is a stone's throw away from top-tier educational facilities, Samson Primary School just 1km away, Seton Catholic College even closer at 800m and Murdoch University (3.6km). Lush green space Sir Frederick Samson Memorial Reserve and the Samson Recreation Centre are just 850m away. This locality promises a lifestyle of ease and accessibility; Murdoch University (3.6km) and, Fiona Stanley Hospital (7km), Kardinya Park Shopping Centre is just 3km away, and for those chasing the sun, famous South Beach and South Fremantle are quick 4.9km drive to the west. This is an ideal setting for your next chapter. Seize the opportunity to craft your dream home in a coveted locale. A quick look: \* Sturdy brick and tile construction offering a solid base for renovation \* Three bedrooms with potential for modern refurbishment \* Spacious double garage plus additional carport for ample parking \* Several Garden Sheds \* Spacious 810sqm Green Title lot zoned R15 \* Close to Samson Primary School and Seton Catholic College for family convenience \* Minutes away from recreational activities at Sir Frederick Samson Memorial Reserve \*\*\*Distances noted above are as per google maps.