

# 9 Ross Court, Spearwood, WA 6163



## Sold House

Friday, 1 September 2023

9 Ross Court, Spearwood, WA 6163

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 728 m2**

**Type: House**

**\$510,000**

Renovate and Profit / Cul de Sac quiet location - Zoned R30 Spread across a generous 728 sqm flat block in a quiet street with only local traffic traversing, this 60's style 4 bedroom, 1 bathroom home offers a winning combination of both space and location. Zoned R30 with the potential to create two lots subject to relevant council approval, the opportunity for versatility will appeal to a variety of buyers. Clever handymen looking to get stuck into a renovation or modernisation project - A family looking for space to create their own sanctuary - or investors looking to lease with the option to develop in the future. Features of the home- 4 large bedrooms-1 bathroom- Separate formal lounge- Kitchen and meals and family- High ceilings- R30 duplex block- Lockup garage- Circular driveway- Security screen doors- Wood floors under tiles- Patio- Gas hot water storage - Big garden shed A fabulous coastal location where it's only minutes to Coogee Beach and Port Coogee Marina, walking to Phoenix Shopping Centre, and Phoenix Primary School, a fantastic lifestyle where all your other amenities are very close at hand.