

40 Norland Way, Spearwood, WA 6163



House For Sale

Wednesday, 19 June 2024

40 Norland Way, Spearwood, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 728 m2

Type: House



Siobhan Micale
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Offers From Mid \$700,000's

Step into the charm of this 1974 built brick home with four bedrooms, two bathrooms and a large rear double garage, sitting proudly on a generous 728 sqm block with R30 Zoning (STCA). Perfectly balancing character with modern updates, adding your flare to this home will provide a great foundation for an investment or home where memories are made. With plenty of bedroom accommodation, along with one bathroom having been updated, take your time to design the ensuite and laundry renovation. New floor coverings and fresh paint will add to this character home, which has two generous living zones plus a central updated kitchen, the ideal spot for family gatherings or dinner parties in this space. Step outside to discover a good-sized backyard, a great space for play, gardening, or hosting casual barbeques. The double workshop stands ready for your creative projects or additional storage needs. Location is everything, and this home's prime spot is a nature lover's dream, offering tranquility and outdoor adventures with Manning Park just a short walk away. Enjoy walks, picnics, and the beauty of the beach, only a short drive away, making weekend escapes to the seaside a regular delight. Imagine the sand between your toes and the sound of the waves as part of your lifestyle. Walking to Phoenix Primary School is a breeze, ensuring stress-free school runs. Nearby local shops, cafes, and public transport add to the convenience, making everyday life a pleasure. Beyond its renovating potential, this property holds future potential. Zoned R30, it offers exciting possibilities for subdivision and development (subject to council approval), making it a wise investment for those with an eye on the future. Don't miss the chance to experience the great location and neighbourhood this home offers. Contact Siobhan Micale, Exclusive Listing Agent, to view this property soon.

Features Include:

- 1974 built four bedroom, two bathroom solid brick home
- Ripe for renovation with the kitchen and bathroom having been updated
- Revers cycle split system air conditioning in kitchen/dining space
- Updated kitchen with central island bench, dishwasher drawers, rangehood and freestanding oven
- Two separate living spaces
- Generous Master bedroom, built in robes and ensuite
- R30 zoning (STCA)
- 728 green titled block

Location (approx. distances)

- 450m to Phoenix Primary School
- 1.1km to Phoenix Shopping Centre
- 3.5kms to North Coogee
- 1km to Manning Park
- 5.2kms to Woodman Point
- 4.1kms to Bibra Lake
- 4.5kms to South Beach
- 6.2kms to Fremantle
- 11.2kms to Westfield Booragoon
- 25.7kms to Perth

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