



58 Hardie Road, SPENCER PARK, WA 6330

Immaculate Move-In-Ready Home Centrally Located With Features Galore

Welcome to 58 Hardie Road in Spencer Park. From first home buyers to retirees, occupiers to investors, if you're after a solid property option for the future while being able to immediately reap the rewards of comfort and convenience, look no further than this immaculate and well-maintained home.

This sound, double brick and tile home has had renovations, improvements and additions that make it a truly comfortable place to live. It also offers peace of mind knowing that due to its quality, it won't be needing much upkeep to maintain.

The location is incredibly convenient no matter your needs. The 728sqm lot, positioned near the up and coming Spencer Park redevelopment precinct with R25 zoning, is right near schools, shops, healthcare and more. From the local supermarket to the butchers, or from hairdressers and caf  s to doctors and the hospital everything you could need is all within very close proximity. The town centre and local beaches are also within a couple of kilometers.

In addition, the side access through a substantial carport and patio to an enormous 9mx9m powered shed with double rollers and a hardstand lean-to is truly what sets this home apart from others. There's more than enough room to park your car, boat,

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TYPE: Sold

INTERNET ID: 300P109674

SALE DETAILS

Offers Above \$450,000

CONTACT DETAILS

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caravan or trailer. With inflation and supply issues, building this kind of infrastructure now will cost you much more than you might expect, and hereâ€¦ it's all ready for you.

Another bonus to me is the established garden area, including many fruit trees, chicken coop and the views over to Mount Clarence from your own backyard. It's incredible and offers a feeling that you seldom come across.

FEATURES OF THE HOME:

- Substantial council approved infrastructure (carports, patios, shed, leanto)
- Vehicle access to 9x9m powered shed (heaps of room for the caravan)
- High clearance carport â€¦ if it fits in the shed, it'll fit under the carport
- Established gardens with many well-established fruit trees (the best apricots!)
- Patio on both sides of the house to take in the sun morning or evening
- Flat, elevated block with views to Mount Clarence
- Very close to schools, shops, healthcare, and the hospital
- For beach lovers Middleton Beach or Emu Point is about a 3-4 minute drive away
- On the bus route
- Double brick and tile (plus insulation in roof)
- RC air conditioner in lounge room
- Lots of storage space in the kitchen
- Gas cooktop & electric oven
- Instant gas HWS (mains gas)

OTHER:

- Zoning: Residential R25
- Council Rates: \$2212/year
- Water Rates: \$1525/year
- Year Built: 1978
- Frontage: 18.1m

DISTANCES:

- Hospital: 100m
- Spencer Park Primary School: 150m
- St Josephs School: 400m
- Spencer Park IGA & Shops: 550m
- Middleton Beach: 2.8km
- York Street (CBD): 2.5km

- North Road Sporting Grounds: 1.5km

*Approx, direct.

If you think you may consider this property, I strongly recommend reaching out as soon as possible to arrange an inspection or to ask any questions. I look forward to hearing from you!

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Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 729.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- 3 car carport









