



15 Bardley Road, SPENCER PARK, WA 6330

The Perfect Place For Growing Families

I really don't know where to start with this one as there is so much more than first meets the eye and ALL of the features are equally beneficial.

Assuming that you're trying to find that perfect, well-built, family home with an incredibly functional layout that's in a top location for convenience and comfort I think this could be 'the one'.

Spencer Park has recently been seen as an 'up and coming' suburb and with new developments, the population growth of Albany, and the realisation of just truly how close it is to the city centre, nearby schools, the hospital and medical centres, beaches, walkways and much more it's no surprise that Spencer Park has grown in demand. And I'm sure it will only continue to do so.

Another thing when considering a purchase is the quality and size of the home. And if you're also looking at the newer sorts in 'Bayonet Head' and 'Mckail' you'll find that the quality of 15 Bardley Road sits head and shoulders above the rest. Strong double brick and tile originally built in 1978, it's not going anywhere anytime soon. It also sits on a whopping 923sqm block so making any tasteful additions such a granny flat, shed, front porch deck, or anything for that matter will be well and truly worth your while for the long term.

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TYPE: Sold

INTERNET ID: 300P129114

SALE DETAILS

Offers Above \$520,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Chris Wallace
0437 152 471

And to cap it off, 15 Bardley Road is one of the most versatile and functional homes I have seen in a long time. Just check out the floorplan to see what I mean. Side access options if you build a shed or getting vehicles in the back, a huge activity room at the opposite end of house from the sunken lounge (kids up one end, parents at the other), patio access from the master suite and kitchen/dining areas (perfect for morning cuppas or evening entertaining). It's so hard to describe but when you come and see for yourself you'll find that it just 'makes sense'!

FEATURES:

- Top central location close to shops, schools, town and more
- See beautiful sunsets from your slightly elevated block with rural aspect over Yakamia Creek
- A high quality, super spacious and versatile home
- An activity room ideal for a kids play area, a personal arts studio, games room, home office or more
- North facing backyard, well sun-lit rooms
- Large sunken lounge with original fireplace and RC aircon
- Secure parking, remote roller door, potential to extend or enclose and re-purpose the space.
- Large walk-in-robe in the master suite, plus it's own access to the patio space
- All other bedrooms with BIRs

PARTICULARS:

- HWS: Electric heat pump
- Heating/Cooling: Wood fire place & RC aircon
- Cooking: 5 burner gas cooktop, electric wall oven
- Built: 1978
- Construction: Double brick and tile
- Land: 923sqm
- Zoning: Residential (R25)
- Council Rates: \$1941/year
- Waters Rates: \$1526/year
- Approx Stamp Duty: \$20,140

DISTANCES:

- St Josephs School â## 550m
- Spencer Park Primary School â## 450m
- Hospital â## 400m
- Spencer Park IGA & Shopping Complex â## 650m

- Middleton Beach 2.75km
- North Road Sporting Grounds 1.5km
- CBD (York Street) 2.5km

*Approx

So, if you're after quality, value for money, convenience and long-term stability, then you simply have to add 15 Bardley Road to your list of properties to see before making your choice.

For more information or to arrange a private viewing, contact us anytime.

M - 0437 152 471

E - chris.wallace@elders.com.au

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

- Land Area 923.00 square metres
- Building Area: 215.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage









