



9 Larkins Grove, SPENCER PARK, WA 6330

Awesome Family Home a Cut Above the Rest

This Urban-built home reeks of quality and has been fastidiously maintained since construction in 1994, with some excellent and very tasteful upgrades by the current owner. This is a brilliant family opportunity - in a quiet and appealing cul-de-sac, a super-big home with multiple living spaces and games area, big level block with good lawn space, huge outdoor entertaining, and vehicle access to back yard and large brick garage/workshop, this will appeal to families looking for space, quality and something a bit beyond the normal.

- 1994 Urban-built home, high-quality home, in excellent condition
- Large 945sqm hilltop lot with lovely outlook, in quiet and popular cul-de-sac
- Double carport plus vehicle access to large brick garage/workshop at rear
- Appealing easy care front gardens with charming picket fence
- Formal entrance plus direct access to kitchen from carport
- Tonnes of living space with open-plan lounge and dining area plus separate open-plan kitchen, family and games

TYPE: For Sale

INTERNET ID: 300P182915

SALE DETAILS

Offers above \$820,000

CONTACT DETAILS

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

Blair Scott
0459 024 026

- King-size master with walk-in robe and ensuite
- Large family bedrooms all with built-in robes
- Lovely family bathroom and spacious laundry
- Massive outdoor entertaining area
- Great lawn space for kids plus paved area for bikes etc.
- Approximately 8.4m by 6.5m brick & tile garage/workshop
- Hilltop position provides abundant natural light, and super views from gardens
- Water softener, particulate and osmosis filters, solar array, 2 x RC-AC, slow combustion wood fire, insulation

Why should you buy this home and not something else? First of all it is excellent quality, something that will stand the test of time and will always provide comfortable living. Beyond that, 9 Larkins Grove is super spacious - with so much living space you can set your life up however you want, and have a great time. The current owners have made some fantastic upgrades which have created a modern, stylish, and calming atmosphere. The block is big, there is heaps of room for the kids and adults alike - enjoy a fire pit while you watch the twinkling lights of town, or if the weather is inclement there is space aplenty undercover. Not only that, Spencer Park is an up-and-coming suburb and is brilliantly located close to town and the beach. Shops, Albany Health Campus, and other medical facilities are right on your doorstep.

If you want something a bit special, please contact Blair Scott on 0459 024 026 for your private inspection or more information.

Other features: Close to Shops

- Land Area 945.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport
- Ensuite











Real Estate

9 Larkins Grove Spencer Park



All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.