



## 14 Lindfield Crescent, SPENCER PARK, WA 6330

### Central Family, FHB, or Investor Stunner

In a superb central location with shopping centre, primary school, and hospital very close by, and within an approximately five minute drive of town and the beach, this ripper of a property will have max appeal to families, first home buyers, and investors alike.

The original late 1960's home has all the character you expect of the era, with jarrah boards, high ceilings, and plenty of natural light, and this seamlessly combines with modern and eminently tasteful renovations and updates to crate a warm, cosy vibe that envelops you and makes you feel comfortable, calm, embraced, and justâ#i at home.

Families will love the floorplan and ample space, first home buyers will love the value and what you get for your money, and investors will love returns and capital growth potential.

Albany is firmly on the map as an enviable lifestyle destination, and with a local structure plan centred on the local shopping centre, Spencer Park has become a target suburb with owner-occupiers and investors alike. With R25 zoning this title does have subdivision potential, and although you may not want to do this now, it is a great asset to sit on.

**TYPE:** For Sale

**INTERNET ID:** 300P183779

#### SALE DETAILS

**Offers above \$525,000**

#### CONTACT DETAILS

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

**Blair Scott**  
0459 024 026

- Excellent opportunity for families, first home buyers, and investors
- Centrally located in popular suburb within easy reach of town and beach
- Opposite big park, very close to hospital, primary school, and local shopping centre
- Beautiful 1970's character home with high ceilings and jarrah boards
- Extended and updated over time, to present stylish, modern, and comfortable living
- Warm, light and bright with wonderfully appealing ambience
- Updated kitchen, good amount of room, quality appliances including dishwasher
- Two spacious living areas, lounge/dining room and lounge/study
- King sized master with walk-in robe and semi ensuite
- Three good sized family bedrooms, second bathroom, plus large study
- Private entertaining area at rear, ideal for BBQ and a catch up
- Entertaining patio at front, overlooking park â## enjoy a coffee while you watch the kids
- Side driveway to powered shed (approx. 6m by 6m)
- Secure back yard for kids and pets
- Several RC-AC units, gas instant hot water, deep sewer, garden shed

This home has everything you want. The interior is super inviting as well as being practical â## brilliant for families, or for friends to share. You will love the warm and inviting atmosphere, and will certainly enjoy a coffee or a drink or two either out the back, or out the front with a sunset. Having all amenities on your doorstep, plus being within such an easy drive to an amazing beach, and town, is a bonus, let alone the potential for the area to grow into the future.

This home will be in popular demand. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Area Views

- Land Area 728.00 square metres
- Building Area: 185.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite















