



## 22 Angove Road, SPENCER PARK, WA 6330

### Two Stories & Beach Views to Boast

Set across two generous levels, 22 Angove Road is a home of scale, character, and convenience. With 214m<sup>2</sup> of living space on an 809m<sup>2</sup> residential block, this property delivers both lifestyle and investment appeal.

The original mid-century design has been carefully respected, with a 2009 locally approved extension that blends seamlessly with the home's character. The result is a property that combines timeless charm with modern function, offering versatility for families or investors.

Upstairs, the master bedroom enjoys sweeping views of Middleton Beach, along with an additional office space ideal for working from home. The home features four bedrooms in total, two bathrooms, and multiple utility rooms that make it adaptable for study, hobbies, or storage.

High ceilings and large open spaces enhance the sense of scale, while French doors open onto a rear deck, creating a natural flow between indoor and outdoor living. The kitchen and living areas are spacious and filled with natural light, making the home feel warm and inviting.

**TYPE:** For Sale

**INTERNET ID:** 300P186725

#### SALE DETAILS

**Offers Above \$695,000**

#### CONTACT DETAILS

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

**Tommie Watts**  
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In great condition throughout, the property is ready to move in yet leaves room for a buyer to add their own flair. Some small cosmetic updates will elevate it further, allowing you to unlock even more value.

Location is unbeatable, with Spencer Park Shopping Centre less than 100m away for daily convenience. Families will appreciate being close to Spencer Park Primary School, and Albany Health Campus is only minutes away, offering peace of mind. Middleton Beach is also within easy reach, adding lifestyle to the long list of advantages.

The property is currently tenanted until February 2026, making it a secure investment with immediate returns. A full structural building report and timber pest report from 2022 are available on request, giving buyers confidence in the quality of the home.

Things to Note:

- 4 bedrooms, 2 bathrooms (upstairs master with additional office space)
- 2009 DA-approved extension
- 214m<sup>2</sup> of living space
- 809m<sup>2</sup> residential zoned block
- Water views from upstairs
- French doors opening to a rear deck
- Next to Spencer Park Shopping Centre, close to schools and Middleton Beach
- Full structural building report and timber pest report from 2022 available on request
- Currently tenanted until February 2026 at \$600pw

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

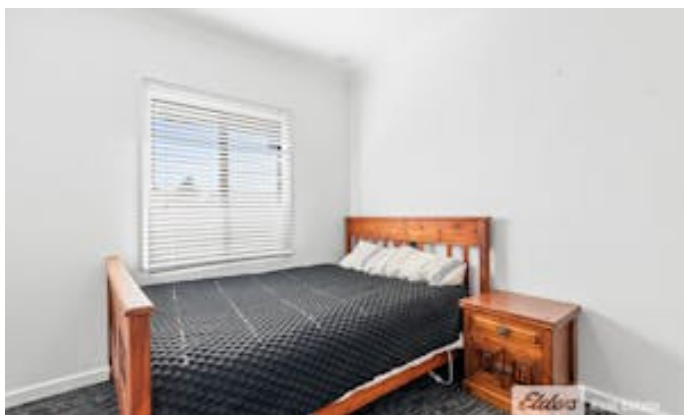
- Land Area 809.00 square metres
- Building Area: 214.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single garage















FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.