



12 Baudin Place, SPENCER PARK, WA 6330

Family Comforts with City Outlook

With space aplenty for relaxed indoor and outdoor living, and a convenient location within easy reach of amenities, this impressive home will delight growing families.

It's also perfect for those who appreciate lots of elbow room, garaging, and workshop space for hobbies.

The house sits back from the road on an elevated site of 968sqm, from where it takes in a far-reaching outlook towards the city and Mounts Melville and Clarence.

It's a quality-built brick home which has clearly been well loved and meticulously maintained since its construction in the 1980s. Although a few areas would benefit from modernisation, it's neat, trim and spotlessly clean throughout â## ready for moving into.

All rooms are generously proportioned. At the front is a comfortable lounge with a big window letting in plenty of natural light as well as the view, and a built-in wood fire for cosy winters.

TYPE: For Sale

INTERNET ID: 300P188364

SALE DETAILS

Offers above \$765,000

CONTACT DETAILS

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

Tommie Watts
0476 514 921

Next to this is the combined dining area and family room, a generous, air-conditioned space with the kitchen at one end complete with a corner pantry, dishwasher, electric cook-top and wall oven.

Glass doors from the family room open onto a big, gable-roofed and paved patio, sheltered from the elements and with pull-down café blinds to regulate the breeze.

All four bedrooms are double sized. The master shares the outlook at the front and features built-in robes and an en suite shower room, while the others share the main bathroom with a bath, walk-in shower and vanity, and the separate toilet.

The living areas and bedrooms are fitted with good carpet, while window treatments, tiling and décor are in great condition.

In the private back yard is a terrific three-bay garage-workshop with power connected, and there's abundant off-road parking for guest vehicles.

Gardens are mostly in neatly trimmed lawns with beds of roses, native shrubs and fruit trees, and the back yard is gated for family playtime.

Schools, shops, medical facilities, sports grounds and town are within a few minutes' drive or bike-ride, and the beach is just 3km down the road.

In great shape inside and out, this terrific property represents value, versatility and convenience, proving you can have it all!

Main points:

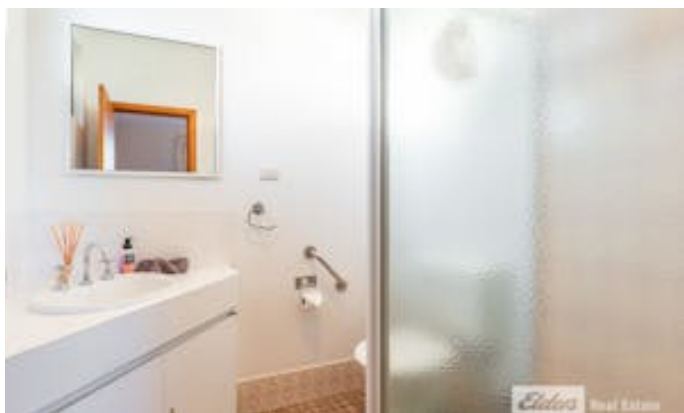
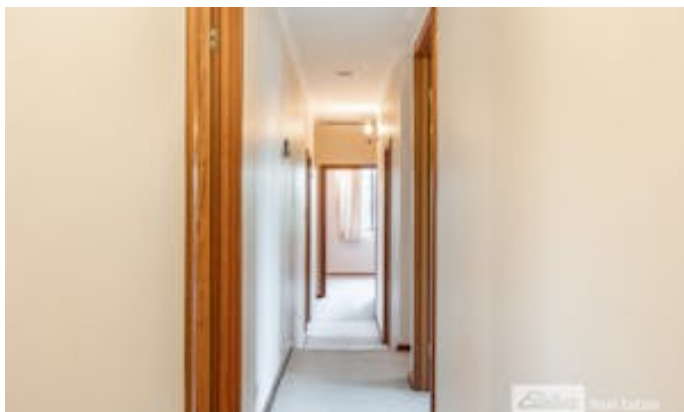
- Brick and Colorbond family home
- Elevated 968sqm block
- Outlook to town and Mounts Melville and Clarence
- Lounge with wood fire
- Air-conditioned family room and dining area
- Kitchen with dishwasher and pantry
- Sizeable gable-roofed, paved and sheltered patio
- Master bedroom with robes and en suite shower room
- Three double family bedrooms
- Main bathroom with bath, shower, vanity
- Laundry and separate toilet
- Gated back yard with neat lawns, garden shed, rainwater tank
- Three-bay garage-workshop with power
- Close to schools, shops, medical facilities, sports grounds, town
- Only 3km to Middleton Beach

- Exemplary presentation, in great condition throughout

Other features: Area Views, Carpeted, City Views, Heating

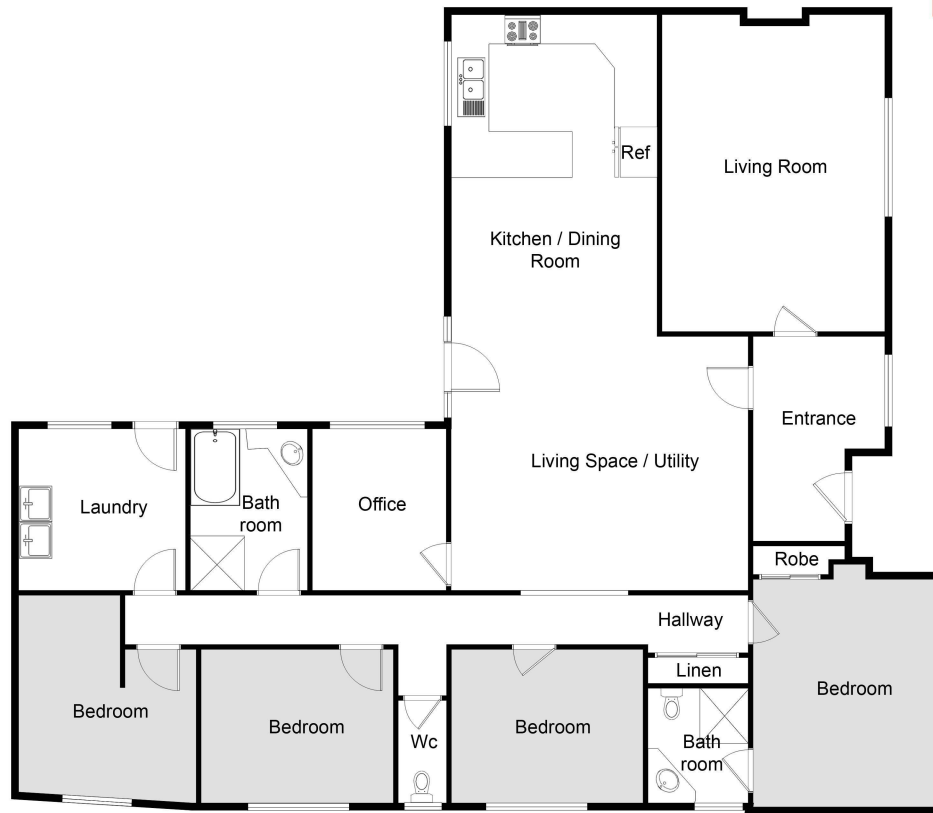
- Land Area 969.00 square metres
- Building Area: 197.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

12 Baudin Place, Spencer Park