



## 17 Chauncy Way, SPENCER PARK, WA 6330

### Simple, Solid & Well Positioned

Positioned in an established pocket of Spencer Park, directly across from a park and set slightly elevated back from the street, this four-bedroom, two-bathroom home offers comfortable living with plenty of upside.

Built in 2002 and largely original throughout, the home presents in neat condition with a practical layout suited to both owner-occupiers and investors. The main living area is warmed by a woodfire, creating a cosy central space, while the kitchen remains functional and ready for future updates if desired.

Set on a 565m<sup>2</sup> block, the property has been designed for low-maintenance living, with a retained and level backyard that's easy to manage. The double garage flows through to a rear patio, offering a simple outdoor area for everyday use.

The real strength here is the location. With a park directly across the road and easy access to schools, shops, the hospital and Albany's CBD, it's a position that continues to perform.

A straightforward home in a consistently popular area, offering immediate comfort with

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**TYPE:** For Sale

**INTERNET ID:** 300P195327

**SALE DETAILS**

**Offers above \$730,000**

**CONTACT DETAILS**

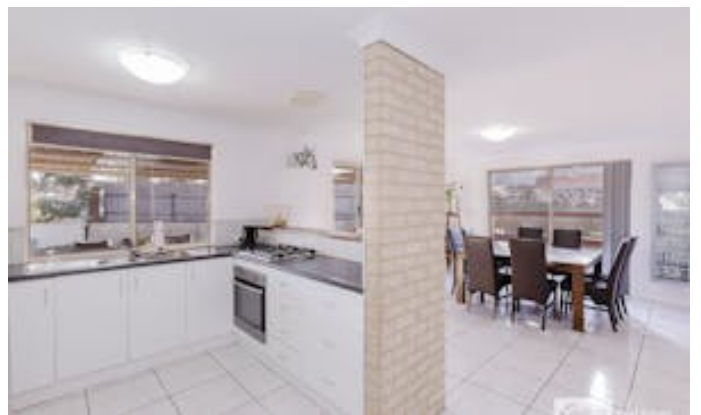
**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

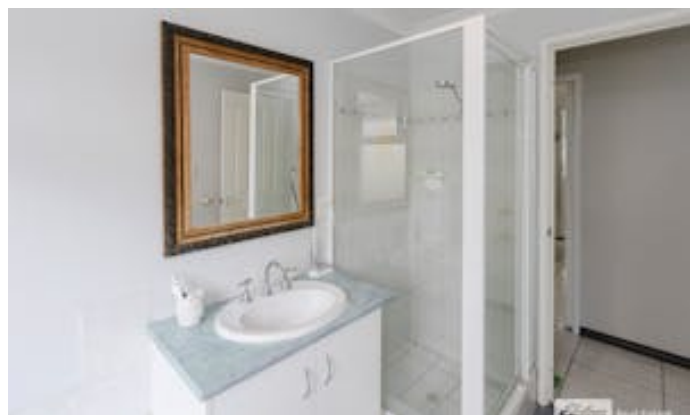
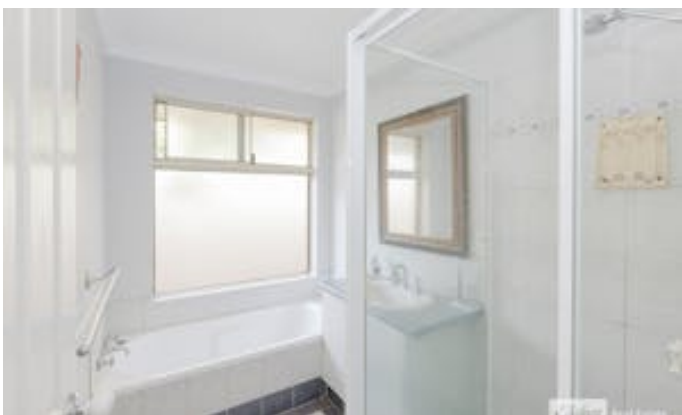
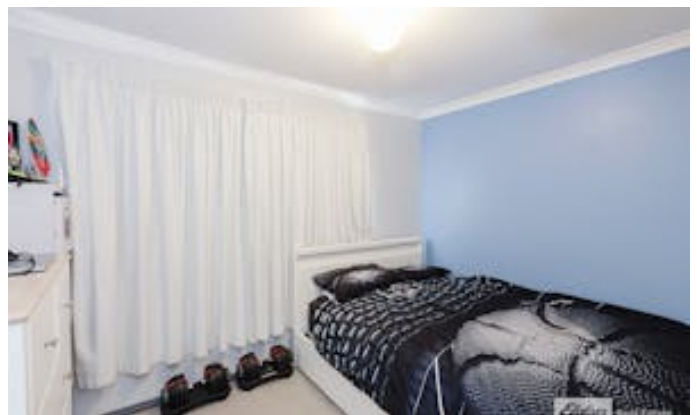
**Chloe Glass**  
0437 308 533

the potential to add value over time.

For your private inspection or more information please contact Chloe Glass on 0437 308 533.

- Land Area 565.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport







**Elders** Real Estate



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.

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