



## 9 Bartlett Street, SPALDING, WA 6530

Brick home with shed and great side access!

Set in a quiet street in Spalding, this neatly presented three-bedroom home offers comfortable family living with practical features, inviting outdoor spaces and room to enjoy all year round.

Inside, the home features a spacious living area complete with air conditioning, creating a comfortable central hub for everyday living. The sizeable kitchen includes a gas cooktop and ample storage, while the adjoining dining area opens directly to the outdoor patio for easy indoor-outdoor connection.

The covered patio is ideal for entertaining and includes a protected section with a cosy pot belly stove, perfect for cooler evenings. Outdoors, the secure backyard offers plenty of space for children and pets, complemented by a productive lemon tree and a beautiful mature frangipani tree adding charm and character to the setting.

The master bedroom includes a built-in robe, while the good-sized bathroom has been refreshed with a new vanity. Side access leads to a large shed with double roller doors, providing excellent storage, workshop space or secure parking options.

**TYPE:** For Sale

**INTERNET ID:** 300P196472

**SALE DETAILS**

**Offers from \$575,000**

**CONTACT DETAILS**

**Elders Real Estate  
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Lot 149 Bradford Street  
GERALDTON, WA  
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With a neat front lawn, solar panels and a versatile layout suited to families, first-home buyers or investors, this property presents a fantastic opportunity in a convenient location.

Property features include:

- \* Three-bedroom home
- \* Master bedroom with built-in robe
- \* Spacious living area with air conditioning
- \* Large kitchen with gas cooktop
- \* Dining area opening to outdoor patio
- \* Covered entertaining area with pot belly stove
- \* Good-sized bathroom with new vanity
- \* Side access to large shed with double roller doors
- \* Secure yard with established lemon and mature frangipani trees
- \* Neat front lawn and quiet street location
- \* Solar panels

A well-rounded property offering comfort, space and great outdoor living in a peaceful Spalding setting.

- Land Area 827.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







