



## 4 Spring Street, LITTLE GROVE, WA 6330

### Little Grove Living with a Serious Shed

On 1135sqm of land in a lovely, leafy street of desirable Little Grove, this stylish home presents an abundance of practical spaces for play, work and relaxation.

Built of oversized cream bricks with a smart grey Colorbond roof, the home is set in attractive gardens near the front of the block, with a double garage adjoining and an amazing shed at the rear.

Everything is brilliantly established for comfort and flexibility, and its location near an excellent primary school and general store, about 500 metres from the sailing club and a 10-minute commute to Albany enhances its appeal to occupants of all ages.

A carpeted family room is a spacious area for lounging or watching TV. This is open to the generous dining space fitted with vinyl plank flooring, and a big, corner wood fire to heat the entire living room.

Next is the coffee-themed kitchen with a gas cook-top, wall oven and corner pantry, a sunny room overlooking the back yard and sure to please the family cook.

**TYPE:** For Sale

**INTERNET ID:** 300P196707

**SALE DETAILS**

**Offers above \$985,000**

**CONTACT DETAILS**

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

**Tommie Watts**  
0476 514 921

Likely to be a most popular spot all year round is the gabled rear al fresco area. This is zoned for relaxing and dining, with heaps of space remaining for the barbecue and pizza oven.

There's a sizeable en suite shower room with a double vanity and toilet in the big master bedroom at the front of the home, a carpeted room with a wall of built-in robes.

Near the other two double bedrooms with robes are the laundry, toilet and shower room.

Fresh décor and excellent window treatments, tiling and lighting make a fitting finish to this inviting and beautifully presented home.

Constructed near the rear boundary is the impressive shed of 9.5m x 6.5m with high-clearance doors for big vehicles. Reached via wide gates at the side of the house, it has an abundance of storage space and a personnel door for easy access.

The yard is in lawn with a few native trees for character and a rainwater tank. There's ample scope for planting vegetables and fruit trees besides.

This is a standout property delivering the space, versatility and lifestyle so many buyers seek, with generous living areas, a substantial block and superb vehicle housing, all in a sought-after location within easy reach of key amenities.

Main points:

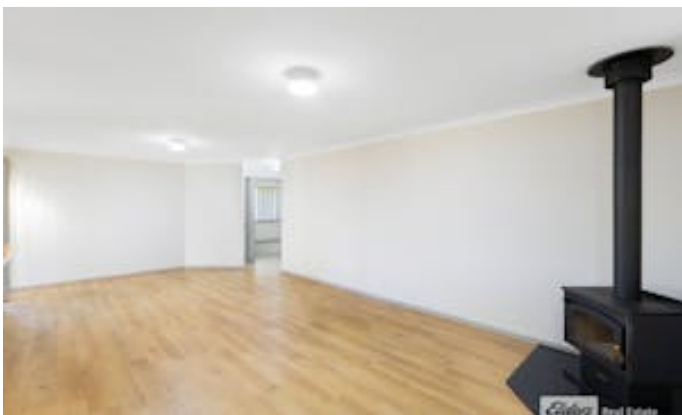
- Brick and Colorbond family home
- 1135sqm block
- Spacious family room and dining area with wood fire
- Generous gabled al fresco area
- Coffee-themed kitchen with pantry, gas cook-top, wall oven
- Big master suite with wall of built-in robes, en suite shower room
- Two double bedrooms with robes
- Laundry, toilet, shower room
- Double garage
- 9.5m x 6.5m Colorbond shed, high-clearance doors, personnel door
- Block mostly in grass, few natives, smart front gardens
- Near primary school and general store
- Walk to sailing club and coast, 10 minutes to Albany

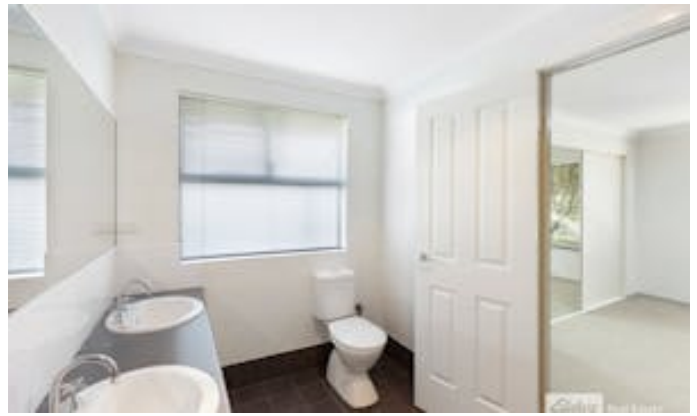
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,135.00 square metre
- Bedrooms: 3
- Bathrooms: 2

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

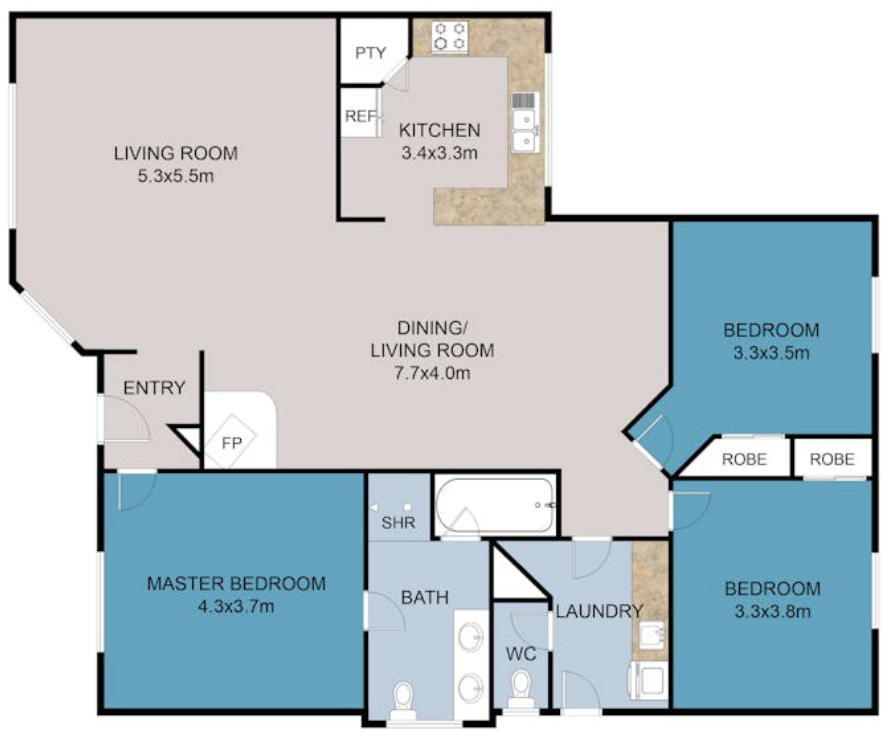
- Car Parks: 2
- 3 car garage











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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