



**SOLD**

## I SPY....

North facing and with a front deck capturing summertime breezes and winter sun, this neat and tidy, 1960's timber framed, fibro clad, 3x1 cottage home with iron roof has a delightful bush outlook and sits atop a sub-divisible R40 zoned 728m2 lot in the heart of the central precinct of Spencer Park.

Front entry is off an elevated, sun drenched north facing deck with ramp access from a sealed circular driveway. Inside is a light, bright and warm open plan living/dining area with views to bushland reserve over Mokare Road.

A neat, tidy kitchen equipped with a double sink, plumbed water filter, 4 burner gas cooktop, 600mm electric oven, pantry cupboard and plenty of space for a good sized fridge links the living/dining area with the laundry, second WC, back veranda and workshop at the rear of the home.

Off the other end of the central living/dining area is a hallway vestibule with linen cupboard and entry to each of the bedrooms and a bathroom.

The main bedroom is flooded with northern light, easily accommodates a queen bed, and has BIR along one wall. Family bedrooms are slightly smaller but still very adequate for children, guests or use as office/hobby space.

Polished timber floors, high ceilings and neutral decore feature throughout the home. Recently refurbished kitchen and bathroom areas have maintained their freshness over time.

Ramps at the front and back of the home make for safe and easy access for residents and guests of all ages and abilities. Security is good, with security screen doors and window fixings all around. A sensor light at the front ensures good lighting at night. Instant gas HWS and gas bayonet heating are connected to mains gas. Reverse cycle air-conditioning provides back up warmth in the winter. Parking is amply provided for at either the side or front of the house.

There is a substantial bush reserve with playground immediately opposite the home for bush walks or entertaining children outside of the home. Spencer Park Shopping Centre, garage and medical facilities are at the end of the street. Albany Regional Hospital, Spencer Park School and public transport are also very close by.

**3 BED | 1 BATH | 0 CAR**

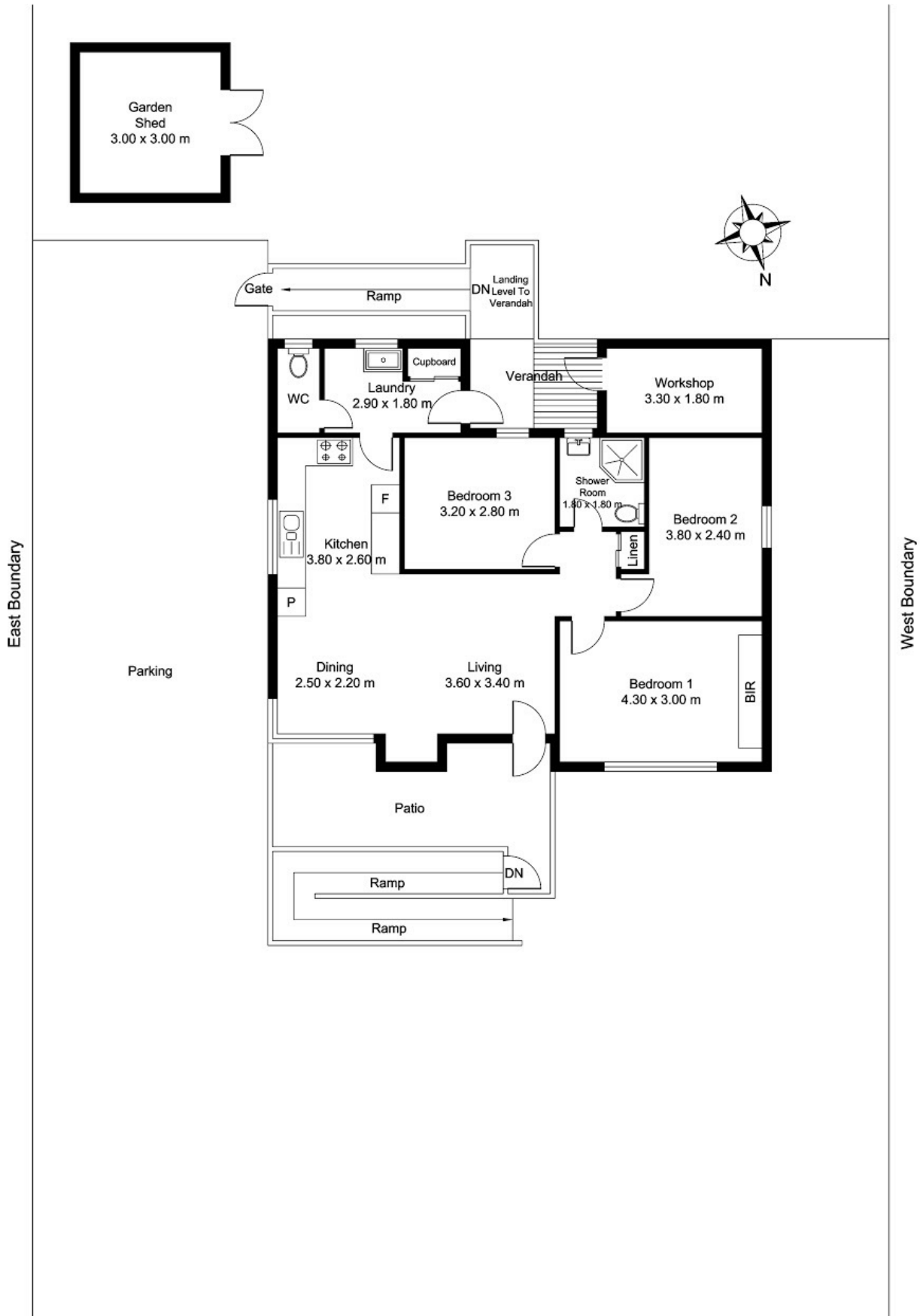
**PRICE:**  
\$285,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Approximate Floor Area  
(90.81 sq. m)

TOTAL APPROX FLOOR AREA 90.81 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only.

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