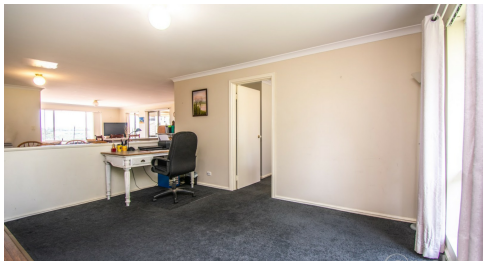
3 CAMM CRESCENT, SPENCER PARK, WA, 6330









SOLD

FAMILY HOME, NORTHERN ASPECT AND BUSH OUTLOOK

Given the privacy and expansive view from the rear of this home, it is hard to tell the property has neighbours or is in a centrally located suburb just 5 minutes from the main street of town.

Built in 2002, the single level, 4x2x1 brick and iron home with two living areas and separate study or fifth bedroom sits atop a sloping yet very manageable, north facing 541sqm lot.

Arrival is by paved driveway off tiny Camm Crescent. Formal entry is to the left. Informal entry via gated, drive through access to the rear of the property is straight ahead.

At the front door, bamboo floorboards forming a visual hallway to the centre of the home is flanked by carpeted formal living room with separate office on the right, and main bedroom with ensuite and WI robe to the left.

Ahead, a dividing wall separates formal from informal living/kitchen/dining in the sunny NW corner of the home. Family bedrooms with BIRs, wet areas, separate WC and laundry with sliding door to external service areas are off a separate hallway to the left.

Inside, the generously proportioned open plan kitchen/dining/living area forms the heart of the home.

Dining has plenty of space for a large table and display shelving or own cabinetry along one wall. The kitchen has a WI pantry, double sink, gas cooktop, electric oven, plenty of space for a big fridge, and room enough for an island bench if you'd like one.
Informal living, across the kitchen, fits a big lounge and provides easy thoroughfare to the adjoining patio. Such a great place for family gatherings, BBQs or dining with friends!

Off the patio and extending the full width of the back of the home is a sun-drenched paved area. It features a wide set of steps and easy descent a large flat area of lawn below. A great place for sitting quietly in the sun or watching kids playing from inside the home.

Eco features include a plumbed water tank, insulated ceiling and 3KW solar array on the roof. Sensor lights and security screens at back doors are for practicality. Mains gas is connected,

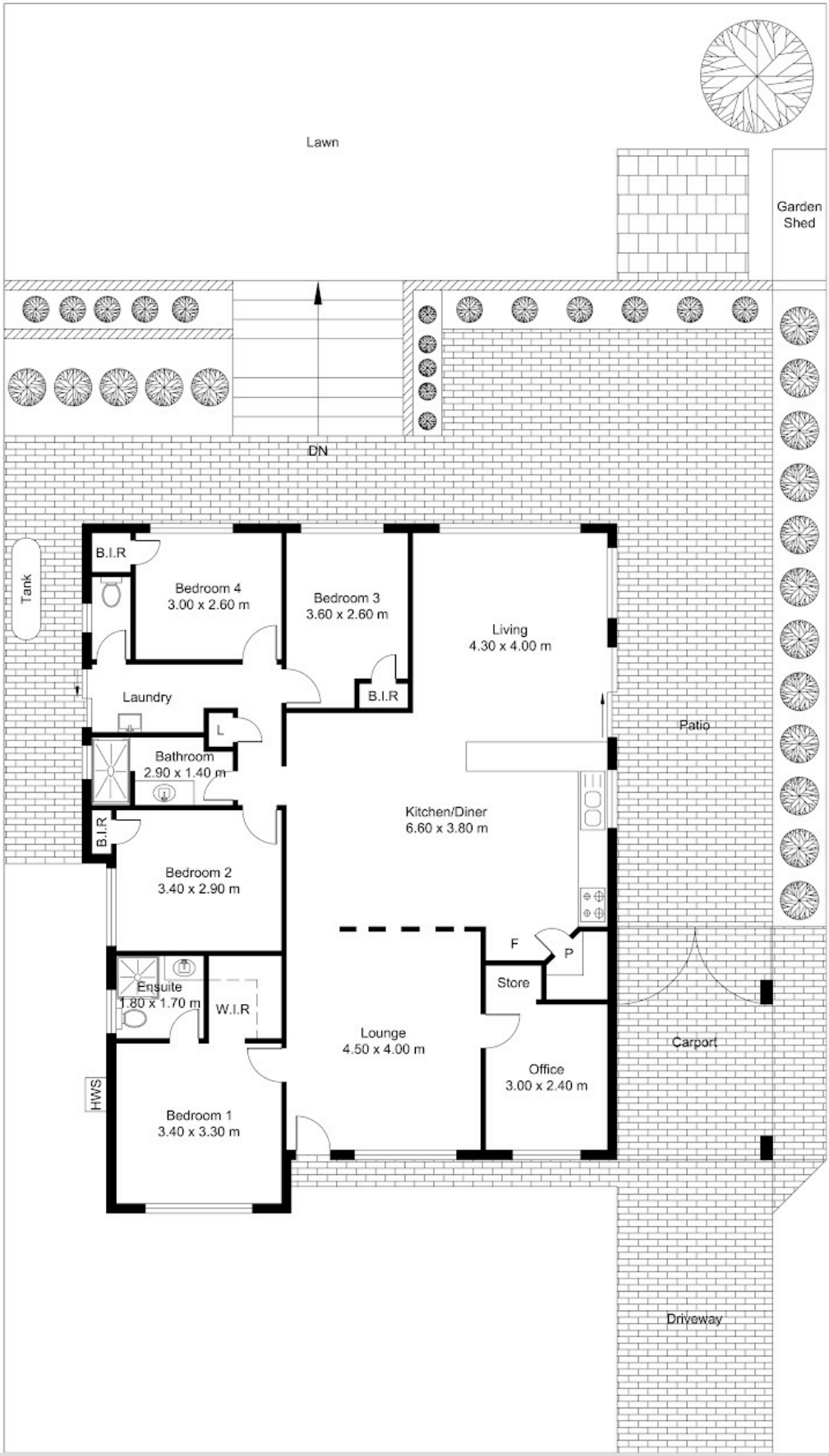
4 BED | 2 BATH | 1 CAR

PRICE:
$440,000

OPEN FOR INSPECTION:
N/A



Anne Brandenburg
0429413667
anneb@atrealty.com.au
annebrandenburg.com.au



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
(135.31 sq. m)

TOTAL APPROX FLOOR AREA 135.31 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only

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annebrandenburg.com.au