

**5 Brooklyn Road, Spencers Brook, WA, 6401**



**House For Sale**

Friday, 15 November 2024

5 Brooklyn Road, Spencers Brook, WA, 6401

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Bob Davey

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## Cottage Home

Brooklyn cottage is located in Spencers Brook just a short 15 minute drive from Northam.

This charming 1920's built cottage consists of 4 bedrooms, 1 bathroom & 2 toilets & is awaiting to be returned to its former glory.

Entering from the front into a wide entry with original polished floor boards. 3 good size bedrooms are located at the front of the property, 2 with ceiling fans. The bathroom is conveniently located close to the bedrooms & consists of shower, vanity & toilet with slate flooring.

Make your way into the open dining area with original floorboards with the country style kitchen adjacent.

A large lounge area with slow combustion heating for those winter months is located in the middle of the home.

A large tiled family/games room extension & laundry with second toilet completes the rear of the property.

Leading off the family room is a large paved gable patio which makes for perfect outdoor entertaining.

The property is completed by a 9 x 6 powered workshop with easy access from the side road, perfect for the handyman or car enthusiast. A number of smaller sheds & a chook pen complete the country feel.

Property features include 2 Lots, evaporative air conditioning, electric hot water system, gas cooking, masport slow combustion wood fire, ceiling fans & solar panels.

The property is currently tenanted on a periodic lease, relevant notice is required for viewings.

Shire Rates \$1,630.00 Approx

Water Rates \$290.00 Approx

Call Bob or call Leonie on (08) 9622 8499 for further details!

Disclaimer - Whilst every care has been taken in the preparation of this document, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the Agent and are expressly excluded from any contract

All information provided in the document regarding boundaries/fences etc are an estimate only and the prospective purchases should make their own enquiries to ensure they are satisfied with their purchase.

Property Code: 2018