

**62 Ulster Rd, Spencer Park, WA, 6330**



**Townhouse For Sale**

Sunday, 3 November 2024

62 Ulster Rd, Spencer Park, WA, 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## INSPIRED DESIGN WITH SLEEK AESTHETIC

This stylish, two-storey townhouse incorporates modern amenities and a functional layout to create a private, inviting refuge with the accent on comfort.

Convenience is another major advantage for occupants of all ages, as town is just 2km away and swimming beaches and fishing spots a little further afield.

At the end of a group of six units set back from the road on an elevated site, the freestanding home occupies a 383sqm block with a double under-main-roof garage that has direct access into the home.

Through the front door, inside the entrance hall, carpeted stairs with steel and timber balustrading lead up to a spacious open living room bathed in natural light from windows looking out to the bush at Yakamia and glazed doors onto a paved courtyard at the side.

Both indoor and outdoor living spaces are perfect for those who love to entertain or value their family time in a relaxing setting.

The inviting living area seamlessly connects to the dining space and then the appealing galley-style kitchen, with attractive cabinetry, a dishwasher, pantry and gas cooking. Smart and hardwearing vinyl plank flooring flowing throughout this open space enhances the modern vibe.

All three bedrooms are at least Queen in size with carpet and built-in robes, the master having access to the semi-ensuite bathroom with a bath, walk-in shower and vanity.

There are two separate toilets, one off the well-appointed laundry.

The compact backyard is terraced, with enough space for growing veggies and herbs, and paving for low maintenance.

An ideal, easy-care home for couples or small families, this lovely property will have definite appeal for investors with an eye on a smart deal. It is leased until January 2025 at \$390 per week, however, a recent rental appraisal has the amount at somewhere more towards the \$470 - \$500 per week in the current rental market.

With a smart exterior of brick veneer and cladding and a Colorbond roof, the home has excellent kerb appeal – and the interior follows up on all the outside promises.

### What you need to know:

- Freestanding, split level two-storey townhouse
- Brick veneer, cladding and Colorbond construction
- Light, open lounge and dining space
- Green outlook to Yakamia
- Private courtyard
- Kitchen with dishwasher and pantry
- Three queen size bedrooms
- Semi-ensuite bathroom with bath, shower, vanity
- Two toilets
- Double under-main-roof garage with internal access
- Under-stairs storage
- Low-maintenance 383sqm block
- Standout home for couple, small family, investor
- Leased until January 2025 at \$390 a week
- Recent rental appraisal of \$470 - \$500
- 2km from town
- Few minutes from schools, fishing, beaches
- Council rates \$2,573.90
- Water rates \$1,564.13