

## Spearwood, 58 Edeline Street

### SPACIOUS FAMILY HOME WITH ENDLESS POSSIBILITIES!

Sean Lindsay takes great pride in presenting this exceptional Spearwood gem: 58 Edeline Street, Spearwood.

As you step through the front door, you're instantly embraced by the allure of the glass sunroom, setting the stage for the generously sized formal dining and living areas that flank either side. At the forefront of this property, you'll discover the master bedroom, complete with a spacious built-in robe and a private ensuite. As you continue onward to the open-plan kitchen, living, and dining space, you'll find yourself bathed in natural light. The room's vaulted ceiling, accentuated by exposed beams, creates a truly stunning focal point and for those chilly winter nights, there's a cozy wood-burning fireplace to keep you warm.

To the rear of the property, a games room awaits, equipped with a bar and

4 2 3

#### For Sale

UNDER OFFER – ONLY ON THE MARKET FOR 1 WEEK!

#### View

[ljhooker.com.au/12THHVX](https://ljhooker.com.au/12THHVX)

#### Contact

**Daniel Lewis**

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**LJ Hooker Applecross**  
**08 6268 0130**

convenient rear access-ideal for hosting and entertaining guests. The remaining three bedrooms are tucked away at the rear, ensuring privacy and tranquillity.

Step outside, and you'll be captivated by the expansive backyard, complete with a woodfire pizza oven and convenient drive-through access, perfect for accommodating all your recreational gear and outdoor toys. This residence is truly a gem, offering a blend of comfort, style, and entertainment possibilities, you can retain the front property and subdivide or renovate and enjoy the perks of living on a big block.

#### PROPERTY FEATURES:

- 4 generously sized bedrooms with built in or walk in robes.
- Study.
- Games room with built in bar area.
- Evaporative air-conditioning throughout.
- Large kitchen with ample bench space, plenty of cupboards for storage as well as a pantry cupboard.
- Modern kitchen appliances, including an electric WestingHouse stove, Bosch Oven and Ariston Dishwasher.
- Wood fire place.
- Outdoor woodfire pizza oven.
- CCTV & Alarm system.
- 2 Car carport at the front of the property with an electric roller door and drive through access to the garage at the rear of the property.
- Workshop area inside garage.
- Additional storage shed at the rear of the property.
- Outdoor sink.
- Ceiling fans in the bedrooms.
- Subdivision potential, zoned R30.
- Gas Bayonet's throughout.
- Solarhart hot water system.
- Bore water reticulation.

#### LOCATION FEATURES:

- Spearwood Primary, Spearwood Alternative, Newton Primary all within 1KM.
- Approx. 3 min drive to Phoenix Shopping Centre
- Approx. 6 min drive to Coogee Beach and Port Coogee Marina, cafes, shops etc.
- Approx 8 min drive to Beeliar Village (Coles, McDonalds & more).
- Approx 12 min drive to Fremantle.
- Approx 29 mins to Perth CBD.
- Approx 32 mins to Perth Airport.
- Only 240m to the nearest bus stop.

#### PROPERTY INFORMATION:

- Built 1985
- Land size: 1012m<sup>2</sup>



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-Internal living: 243m2  
-Zoning: R30  
Contact Sean today for more info or to arrange an inspection.

\*\*\* Wanting to know the value of your property? Ask Sean for a free market appraisal \*\*\*

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## More About this Property

Property ID	12THHVX
Property Type	House
House Size	243 m²
Land Area	1012 m²
Including	Ensuite Toilets (2)

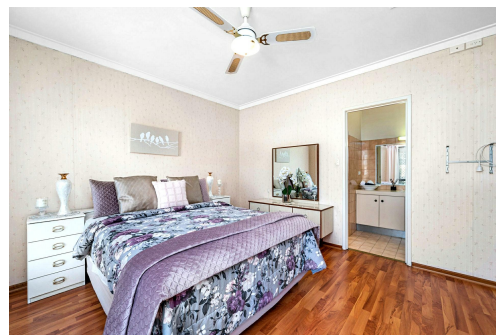
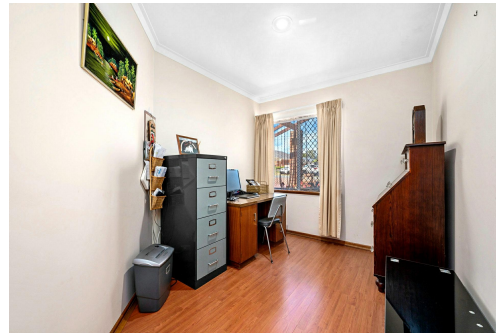
### Daniel Lewis

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