







Stylish Executive Residence

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Effortlessly chic, this hidden gem is ready to impress with an abundance of style and sophistication, this unique three-bedroom, two-bathroom home can be found in a very select pocket of North Perth. A mere 15 second walk to Smith Lake Reserve, you won't be able to help but fall in love with this elegant home in such a peaceful location, all less than 4kms from the CBD.

The elevated vantage point of the home commands reverence as you step up to the front courtyard, a perfect spot to have your morning coffee and take in the sunshine.

The front door to the home expands out to the massive open plan main living, dining, and kitchen area. Double sliding door entrances the front and back courtyards located at either end of the living area make this the perfect place to host any manner of parties.

The kitchen is the centre piece of this property and rightfully so, stone bench tops, double undermount sink, 900mm wide oven, 5-point gas cooktop, dishwasher and just look at all that cupboard space.

Upstairs, you'll find the three large bedrooms, the main bathroom and generous sized second living area, parents retreat or home office space, the

Price	SOLD
Property Type	Residential
Property ID	27569

Agent Details

Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

choice is yours. The master has its own private balcony, full en suite, walk wardrobe and space for a make-up vanity.

The home is topped off with a remote-controlled double lock-up garage, ducted air-conditioning, and alarm system.

The location of the property is so convenient you'll be able to stroll through local parkland to any number of vibrant locations in North Perth and Leederville. Falling in to the catchment areas of North Perth Primary and Mount Lawley Senior High School this home is sure to impress so book your viewing with the selling agents today.

Floor plan available upon request.

Some Key Features of the home:

- 3 Large Bedrooms
- 2 Bathrooms
- Land Area 240m2
- Build Area 215m2
- Master with WIR, ensuite
- Entertainer's Courtyard
- Renovated Kitchen
- Stone Benchtops
- 5-point gas cooktop
- 900mm Oven
- Council Rates - $2,574.94
- Water Rates - $1,689.13

Why North Perth is the perfect location:

- 850m to Oxford Street Café strip
- 950m to North Perth Primary School
- 1km to North Perth Plaza
- 1.1kms to Angove Street Café Strip
- 1.4kms to Mount Lawley Senior High School
- 2.1kms to Hyde Park
- 2.2kms to The Astor Theatre
- 2.3kms to The Beaufort
- 2.9kms to Perth College
- 3.1kms to Mount Lawley Senior High School

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