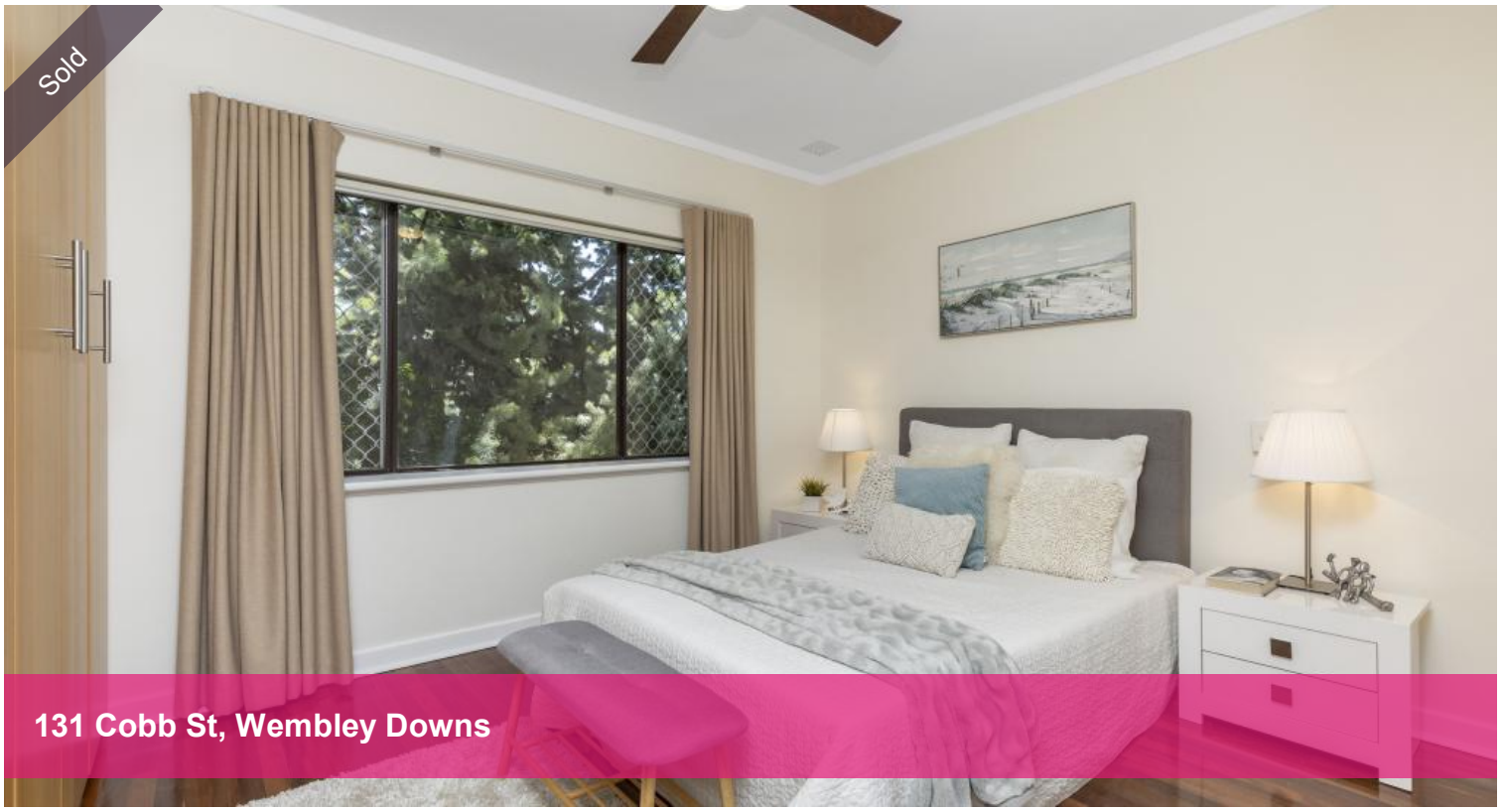








Delightful Character Charmer

Pristine Circa 1960's character delight nestled amongst tall trees and a gorgeous established waterwise garden in a super handy location surrounded by local shops, cafés, restaurants, a selection of top schools and parklands.

Start your day with a stroll to the Doric Street Cafe for fresh coffee, and finish the day by walking down the hill to meet friends and neighbours for pizza at The General Public or The Secret Italian.

This pristine, much loved 3 bedroom charming home has been tightly held for the past quarter of a century with the original character of the 60's beautifully preserved by the proud sellers of this fine residence.

Accommodation includes three good sized bedrooms, a spacious light filled living room at the front of the home, dining/meals area or possible home office, family/activity and study area overlooking the back garden and entertaining area and central fully fitted kitchen with quality appliances.

This superbly located property is in easy walking distance from the Downs Centre IGA supermarket, Doric St shops, Wembley Downs Primary School and Holy Rosary Primary School, Hale School, and Mulberry Tree Child

3 1 1

Price	SOLD
Property Type	Residential
Property ID	28314

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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

XCEED REAL ESTATE

Care, and a quick bike ride to Churchlands Senior High School and the International School of Western Australia.

Some of Perth's best beaches are less than 5 minutes drive away.

Close to public transport.

Perfect for downsizers, singles, couples and small families alike this rare offering is ready to be enjoyed by the next lucky buyer/s.

For further details or to arrange a private inspection please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au.

ACCOMMODATION INCLUDES

*3 generous bedrooms (two with built-in robes)

*Spacious light filled living room adjoining the front entry via glass & timber doors

*Meals/dining room or possible home office

*Fully fitted kitchen featuring under counter oven, Bosch rapid heat electric cook top and Bosch dishwasher

*Tiled family/activity room/or home office enjoying delightful rear garden outlook with sliding glass door opening onto the rear patio/entertaining area and garden

*Centrally located bathroom incorporating full bath, separate shower, vanity with cupboards and skylight

*Spacious laundry featuring twin original concrete wash trough and separate w/c

OTHER FEATURES

*460 SQM Street front strata lot with no common/shared areas

*Gleaming freshly polished Jarrah floorboards

*High ceilings

*Quality window treatments

*Ceiling fans to bedrooms

*Large covered patio and entertaining area

*Freshly painted with immaculate presentation throughout

*Fully walled private rear back garden with ample room for children & pets and a pool if desired

*Established, reticulated (rear), low water usage garden featuring natives, fruit trees

*Covered carport and ample additional off street parking for 3 additional vehicles

*Storage room

*Maintenance free Colorbond fencing around property

*Storage loft space above carport

*Alarm system

*Security screens and doors throughout

*Cool sea breezes cool the home in summer and warm north facing sun warms the home in winter

*Insulation to ceiling-fibreglass batts

*The front features a Waterwise low-maintenance native garden, while the back has a much-loved organic fruit, vegetable, herb and flower garden, with a mature Kalamata olive tree bearing fruit, feijoa, carob, bay, and pawpaw trees

*There is plenty of room for kids & pets to play

*This is a lovely home. Move in and enjoy!

LOCATION HIGHLIGHTS

*Within Wembley Downs Primary and Churchlands Senior High School catchment areas

*A short 400 metre stroll to Hale School

*A brief stroll to bus stops for easy access to the city centre and Scarborough beachfront

*Various parks, sports fields and bush walks nearby

*Churchlands Senior High School, Newman College, St Mary's, Holy Spirit Primary, Holy Rosary Primary and The International School all within few minutes bus or car ride

*Doric Street local shops, restaurants and cafés just a 5 minute stroll away

*The Downs Shopping Centre is less than a 5 minute/600 metre walk through the local park

*Surrounded by numerous other local and major shopping centres including Floreat Forum, Ocean Village, Empire Shopping Village, Herdsman Fresh, Westfield Innaloo and Karrinyup Shopping Centre

*Wembley Golf Course and leisure complex nearby

*Bold Park Aquatic Centre nearby

*Perth CBD approximately 12 km away

*Quick easy access to Scarborough, Subiaco, Leederville and the city centre

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.