

Sold

11B Little Russell St, North Perth



## Green Title Townhouse

Discover the perfect urban lifestyle in this green title 3-bedroom, 1-bathroom townhouse situated in the heart of North Perth. This property is perfect for those looking for a low-maintenance and convenient lifestyle. with the added benefit of having no strata fees!

The fresh coat of paint throughout the property creates a bright and welcoming atmosphere, making you feel right at home from the moment you step inside.

As you enter the townhouse, you are greeted by an abundance of natural light that flows through the open-concept living and dining area. The open-plan design is perfect for entertaining, while the courtyard provides the perfect outdoor escape for you to enjoy the beautiful Perth weather.

The 3 bedrooms are well-sized with the master offering a private balcony with elevated treetop views. The main bathroom is located next to the bedrooms and features a spa bath.

Conveniently located in the bustling and vibrant suburb of North Perth, with an array of popular cafes and amenities including Angove Kitchen, Rosemount Hotel, Woodville Reserve, Satchmo, and lots more. Whether you're looking for a great coffee, a night out, or just some time to relax, you'll

3 1 1 164 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 28450       |
| <b>Land Area</b>     | 164 m2      |

### 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

**XCEED**   
REAL ESTATE

find it all here!

Please include a phone number in your enquiry for a more prompt response.  
For more information or to secure a private viewing please contact Darcy Glynn today on 0431 009 495.

#### Property Features;

- Green Title Townhouse
- 164m2 Low maintenance block
- 119m2 Floor area
- 3 Bedrooms with built-in-robos
- 1 well-appointed bathroom
- Spacious living/dining area
- Kitchen with ample storage
- Freshly painted throughout
- Stunning hybrid flooring
- Upstairs balcony
- Split system air-conditioning
- Abundance of natural light throughout
- Private courtyard
- Single courtyard
- Low maintenance gardens
- Water Rates- \$1236.04
- Council Rates- \$1670.81
- No Strata Fees

#### Location;

- 290m- Woodville Reserve Pavilion
- 450m- North Perth Primary School
- 750m- St Pauls Primary School
- 750m- Angove Kitchen
- 800m- Rosemount Hotel
- 950m- North Perth Plaza
- 1.1km- Edith Cowan University
- 1.9km- Mount Lawley Senior High School
- 3.6km- Perth CBD

*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.*