







Pristine & Private Trendy Townhouse

2 2 2

Under Offer First Weekend-Multiple Offers Received
Situated in a prime location in sought after Leederville awaits this pristine 2 bedroom, 2 bathroom sundrenched townhouse designed for privacy and low maintenance living. This beautifully renovated property has undergone a recent transformation, boasting freshly painted walls & ceilings, new flooring and stylish window treatments.

Step inside and be greeted by a light & inviting living space which integrates perfectly with the spacious kitchen, dining and alfresco areas. The upgraded kitchen features ample bench space, loads of cupboards and brand new gas cook-top & under counter oven. Whether you're preparing a quick meal or cooking for a dinner party, this space will inspire your culinary creativity and host your family & friends in style!

As you make your way upstairs, you'll find two generous Queen-sized bedrooms (master with walk-in robe & balcony) each boasting their own spacious ensuite bathrooms and a separate powder room.

This desirable home, set back from the street for peace & quiet, boasts a private, sunny courtyard providing the perfect space for outdoor entertaining or a tranquil retreat. Externally there is a lock-up 3 sqm store area and secure double-parking bay (one under cover) behind an electric gate.

Embrace the lock & leave convenience with minimal upkeep required,

Price	SOLD for $690,000
Property Type	Residential
Property ID	29037

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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allowing you to spend more time enjoying the vibrant Leederville and Perth CBD lifestyle. You'll have an abundance of amenities right at your doorstep. Explore the trendy cafes, boutique shops, and bustling nightlife that make this area so desirable. Enjoy leisurely walks in the nearby parks or take advantage of the excellent public transport links.

Don't miss out on this opportunity to own this beautifully renovated, trendy townhouse- suitable for owner occupiers and investors alike.

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

PROPERTY FEATURES
• 2 spacious Queen sized bedrooms featuring walk-in robe and balcony to master, mirrored door built-in robe to bedroom 2 and new day & night blinds
• 2 spacious ensuite bathrooms- to both bedrooms
• Wide staircase with open light filled void
• Upgraded kitchen with ample bench space & storage and new appliances
• 3 x reverse cycle split system air-conditioning systems
• Freshly painted throughout
• Brand new flooring and carpet
• Store area under stairs
• Efficient instant gas hot water heater
• Laundry area behind cupboard doors with wash basin
• Light filled meals and living area seamlessly flows onto the rear private courtyard/entertaining area via sliding doors
• Low maintenance garden
• Double secure parking bay behind electric gate-one covered (tandem)
• 3 sqm store room
• Small complex of only 6

LOCATION HIGHLIGHTS- Approximate distance to;
• 300m- Brentham Reserve
• 300m- Oxford Street Strip with shops, restaurants, cafes and bars
• 450m- Aranmore Catholic College
• 600m- Aranmore Catholic Primary School
• 600m- North Metropolitan TAFE
• 850m- Britannia Road Reserve
• 900m- 24-hour IGA
• 1.2km- Leederville Oval
• 1.2km- Leederville Train Station
• 1.7km- Beatty Park Leisure Centre
• 1.8km- The Mezz
• 4.4km- Perth CBD

Council Rates- $1,803.42 p/a
Water Rates- $1,285.59 p/a
Strata Fees- $846.00 p/q

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