



34B Ellesmere Street, Mount Hawthorn



Your Picket Fence Dream Begins Here

Elegance and convenience abound in this modern, double-storey home, superbly located just a stone's throw from Mount Hawthorn Primary School, Braithwaite Park, and the bustling Scarborough Beach Road shopping and dining hub. With its rendered brick and iron elevation accentuated by graceful arched windows and a timber picket fence, this residence exudes timeless sophistication, making it an ideal sanctuary for professionals and small families alike.

Step through the front entrance on Ellesmere Street and find an elegant formal lounge before moving through to the expansive open-plan living, kitchen, and dining area adorned with solid timber floorboards. The contemporary kitchen, a walk-in pantry, breakfast bar seating, and ample storage - meeting your every culinary need.

A stylish, curved staircase with wrought-iron balustrading leads you to the upper level, where you'll find a third spacious activity room providing flexibility for work or leisure. Three carpeted bedrooms with ceiling fans and built-in robes include the primary suite - a restful retreat featuring a private spa ensuite and balcony, just the tonic for relishing quiet moments. The family bathroom, complete with a shower over a corner bath, caters wonderfully to young children.

Additional amenities include a separate powder room downstairs, a laundry with an adjacent drying courtyard, and a paved alfresco courtyard with a

3 2 2 324 m2

Price SOLD for \$1,130,000
Property Type Residential
Property ID 29417
Land Area 324 m2

Agent Details

Hamish Laidlaw - 0417 971 528

Office Details

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shade sail that invites effortless outdoor entertaining. Low-maintenance gardens mean your weekends are free to explore the endless attractions in this vibrant, highly sought-after area, whether it's a picnic at Braithwaite Park, a pint at The Paddo or a lazy lunch at Spritz.

Enjoy peace of mind with split system reverse-cycle air conditioning throughout, as well as an internal alarm system and secure double garage. With its defined zones, high-quality finishes, and idyllic location, this home offers a harmonious blend of comfort, style, and convenience.

Contact Hamish on 0417 971 528 for more information or to arrange a private viewing.

Features include:

- Three- bedroom, 2.5 bathroom double-storey home
- Defined living and sleeping zones
- Three internal living areas
- Timber flooring throughout ground-level traffic areas
- Carpeted formal lounge and throughout the second floor
- Ceiling fans and built-in robes in all bedrooms
- Main bedroom with a private ensuite, WIR and balcony
- Wrought iron balustrading to the staircase and balcony
- Modern kitchen with stainless appliances
- Split system reverse-cycle air conditioning
- Easy-care 324sqm block with low-maintenance gardens and a paved alfresco
- Double lock-up garage with side laneway access
- Superb location close to schools, shopping and dining amenities
- Only 5km (approx) to Perth CBD

Location (approx. distances):

- 580m Hawaiian's Mezz Shopping Centre
- 180m Mount Hawthorn Primary School
- 500m Braithwaite Park & Playground
- 690m Les Lilleyman Reserve
- 1.4km Glendalough Station
- 4.6km Bob Hawke College
- 1.8km (walk) Lake Monger

Council Rates- \$2,829.46

Water Rates- \$1,749.30

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