


# 11, 65 Hainsworth Avenue, Girrawheen







## Renovated Townhouse, Perfect for Entertaining

3 1 3 530m2

Set on a 530sqm block, you won't believe this renovated townhouse's impressive entertaining area and large backyard. Combined with the light and airiness of this double-storey property, you'll immediately feel invited to put your feet up and relax, unless you're serving drinks from your alfresco bar or toying around in your powered workshop.

Once inside, the serenity continues in the modern galley kitchen and open-plan living and dining area adorned with wood-look flooring and freshly painted walls. This three-bedroom home is not only stylish but also practical as it will suit most furnishings and presents easy-care living, appealing to many buyers. All the work is done here with an updated kitchen, bathroom, laundry, upgraded lighting, and split system and ducted air conditioning.

Featuring three bedrooms upstairs, this townhouse offers plenty of separation between the living, sleeping and entertaining zones, perfect for couples or first-home buyers. As this townhouse is move-in ready, this is a lucrative opportunity for an owner/occupier or an investor.

With Emmanuel Christian Community School, Roseworth Primary School and Girrawheen Senior High School within walking and/or cycling distance, as well as Hainsworth Park and Montrose Park with sporting facilities, this is a fantastic option for families, especially given the spacious backyard. Girrawheen is a suburb to watch, with Alexander Heights Shopping Centre, Marangaroo Shopping Centre and Stirling Leisure Centre Balga nearby, plus

| | |
|---|---|
| **Price** | SOLD for $495,000 |
| **Property Type** | Residential |
| **Property ID** | 30064 |
| **Land Area** | 530 m2 |
| **Floor Area** | 92 m2 |

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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

XCEED REAL ESTATE

easy access to arterial roads such as Reid Highway and the Mitchell Freeway.

Situated in a secure and well-maintained complex, you'll need to move fast to secure this townhouse. Jonathan Durrant is ready for your enquiry on 0438 909 480 today.

Features include:
• Three-bedroom (two with built-in robes), one-bathroom double-storey townhouse
• Renovated kitchen, laundry and bathroom (with a bathtub)
• Modern galley kitchen with stainless steel appliances (gas cooktop & oven), microwave recess and loads of counter space and storage
• Wood-look flooring
• Upgraded lighting
• Split system and ducted air-conditioning
• Freshly painted
• Security screens
• Impressive alfresco decked dining beneath a pitched patio with a built-in bar
• Large backyard with a shed and lawn
• Secure and well-maintained complex
• Brick and tile 1973 construction
• 530sqm block, 92sqm living space
• Parking for three cars with drive-through access to the backyard
• Move-in ready
• Low-maintenance living/investment

Location (approx. distances):
• 600m to Hainsworth Park
• 650m to Emmanuel Christian Community School
• 800m to Roseworth Primary School
• 900m to Montrose Park Tennis Courts and park
• 1.1km to Girrawheen Senior High School
• 2.1km to Alexander Heights Shopping Centre
• 2.3km to Marangaroo Shopping Centre
• 2.3km to Stirling Leisure Centre Balga

*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.*