







Delightful Super Convenient Townhouse

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Under Offer! Multiple Offers Received.

Pristine 2 bedroom light filled townhouse conveniently situated across the road from Broadway Fair Shopping Centre in highly desirable Nedlands. This prime, super convenient location offers easy access to a range of amenities including various schools, UWA, hospitals, restaurants, coffee shops, the river and bus services literally at your doorstep.

Boasting high ceilings and tiled flooring throughout the open plan ground floor, a feature Jarrah staircase and fresh paint this charming residence is sure to impress. The stylish kitchen with a tranquil rear garden outlook is generously sized and equipped with plenty of cupboard space offering functionality and convenience for everyday living. Additionally, there is a separate laundry with ample built-in storage and a study nook situated underneath the staircase.

Both spacious bedrooms are located upstairs incorporating split system air-conditioning, a large walk-in storage cupboard, bathroom with separate w/c and a private balcony enjoying treetop views located off the master bedroom.

Enjoy outdoor living with a delightful private courtyard and established easy care garden surrounded by established trees.

Whether you're a professional, couple, student or investor this stunning

Price	SOLD for $726,000
Property Type	Residential
Property ID	30137
Floor Area	114 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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XCEED REAL ESTATE

townhouse offers a highly desirable lock & leave lifestyle!

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

Features;
• Stylish kitchen with stone bench-tops, glass splashbacks, rapid heat electric cook-top and under counter oven
• Open plan living/dining area with tiled floor and feature Jarrah staircase
• Study nook under staircase
• Separate laundry with built-in cupboards
• Built-in desk and balcony to main bedroom
• Walk-in robe/linen cupboard to first floor
• Freshly painted with excellent presentation throughout
• High ceilings to ground floor
• Split system air-conditioning units to both bedrooms
• Large windows and ample natural light throughout
• Front paved courtyard with covered porch
• Rear private garden courtyard/entertaining area with established trees
• Automatic reticulation to garden beds
• Super convenient lock & leave lifestyle!
Approximate Distance to;
• 50m- Broadway Fair Shopping Centre and restaurants (across the road)
• 20m- Local bus stops
• 60m - Local coffee shop
• 500m- University of Western Australia
• 750m - Charles Court Reserve and Swan river foreshore
• 1.3km- Matilda Bay
• 1.5km- Kings Park
• 2.1km- Sir Charles Gairdner Hospital
• 6.4km- Perth CBD

Levies $884 per quarter (including reserve fund-payable bi-annually)
Council Rates:$2,156 p/a
Water Rates: $1,344 p/a

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