







Light n' Bright Low Maintenance Home

This neat light-filled three-bedroom, two-bathroom rear property is an ideal home for those seeking a low-maintenance lifestyle. The residence offers a prime location just minutes away from shops, parklands, train station, and bus stops.

Enter into the spacious and bright open-plan living area which seamlessly flows into the north facing private courtyard, perfect for entertaining and relaxation. The well-appointed kitchen is fully equipped with stainless steel appliances, gas cooking and breakfast bar, alongside a generous meals area.

Featuring wood floors throughout, with plush carpets in the bedrooms. The master bedroom includes a walk-in robe and a well-appointed ensuite bathroom. Two additional large bedrooms come with built-in robes, and the central bathroom offers a bath, separate shower and vanity.

Other highlights include a separate laundry with external access, a sunlit north-facing paved rear courtyard with easy-care reticulated gardens or an outdoor area for your pet, and a single lock-up garage under the main roof with secure entry into the house. Additional parking is available on the western side of the property.

Enjoy the vibrant lifestyle with the Mount Hawthorn and Scarborough Beach Road café strip just a short distance away. Commuting is a breeze with easy

3 2 2

Price	SOLD for $850,000
Property Type	Residential
Property ID	30554

Agent Details

Office Details

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

access to public transport, including nearby bus routes and Glendalough Station. Families will appreciate being within the catchment zones of the esteemed Bob Hawke College and Mount Hawthorn Primary School.

This charming home offers a perfect blend of comfort, convenience, and style in a sought-after location.

Features;
• 3 bedrooms
• 2 bathrooms
• Open plan kitchen, living and dining
• North facing outdoor paved alfresco area
• Separate laundry
• Air-conditioning in open plan kitchen, living and dining area
• Master bedroom with walk-in-robe and ensuite
• Security alarm system
• Storeroom
• Gas hot water system
• 1 car garage
• Ample parking

Approximate Distance to;
• 500m- Glendalough Station
• 1.1km- Menzies Park
• 1.1km- Mount Hawthorn Primary School
• 1.7km- The Mezz Shopping Centre
• 1.7km- Mount Hawthorn Restaurant and Café precinct
• 2.1km- Lake Monger
• 3.4km- Innaloo Shopping Centre
• 4.4km- Bob Hawke College
• 5.6km- Perth CBD

Water Rates- 1,494.00
Council Rates- 2,344.00

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.