


# 67 Federation Street, Mount Hawthorn







## Endless Possibilities

3 1 1 491m2

Nestled behind a white picket fence awaits this charming three-bedroom family home, offering a functional floorplan designed with space and comfort in mind. The heart of the home is the inviting kitchen, complete with a double recessed sink, generous cupboard space, and room for a large fridge. Its thoughtful layout ensures everything is within reach, while a cozy dining nook sits nearby, ready to host intimate family meals.

The separate lounge is a delightful blend of warmth and style, with rich wooden floorboards underfoot, a split-system air-conditioning unit, and a large picture window that bathes the room in natural light. The master bedroom is equipped with both a ceiling fan and its own split-system air-conditioning, offering year-round comfort. The second bedroom, with charming wooden floorboards and welcoming atmosphere, are ideal for family members or guests, while the third bedroom, set towards the rear, can also be used as a study or activity room.

The bathroom, featuring both a bath and separate shower, while the conveniently located internal laundry opens out to an expansive undercover patio. It's the perfect spot for weekend barbecues, morning coffees, or simply enjoying the serenity of the lush backyard. The property also boasts a separate shed for extra storage and beautifully maintained gardens, with verdant lawns that frame both the front and rear of the home. These outdoor spaces are perfect for children to play or for entertaining guests in a tranquil garden setting.

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| **Price** | SOLD for $1,350,000 |
| **Property Type** | Residential |
| **Property ID** | 30794 |
| **Land Area** | 491 m2 |

### Agent Details

### Office Details

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XCEED REAL ESTATE

Situated on a spacious 491 sqm you have the option to renovate, extend or build your dream abode. The options are endless!

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 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.

Key Features:
• Well maintained home
• Three well-proportioned bedrooms
• Well appointed bathroom
• The master bedroom includes a ceiling fan and split-system air-conditioning
• Spacious, light-filled lounge with wooden floors, split-system air-conditioning, and large picture window
• Original kitchen
• Dining nook off the kitchen
• Expansive undercover patio
• Fully fenced front yard and undercover carport for added convenience
• Picturesque gardens with manicured lawns
• Separate shed for additional storage or workshop space

Approximate Distance to;
• 180m- Menzies Park
• 950m- Mount Hawthorn Primary School
• 950m- Britannia Road Reserve
• 1.0km- The Mezz
• 1.0km- Scarborough Beach Road Café & Restaurant strip
• 2.0km- Lake Monger
• 4.8km- Innaloo Shopping Centre
• 5.1km- Bob Hawke College
• 5.7km- Perth CBD

Water Rates- $1,170.00
Council Rates- $1,704.00

*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.*