



1, 1 Wylie Place, Leederville



Tranquil Parkland Retreat

Located in a safe cul-de-sac and a short stroll to Lake Galup, this modernised 3 bedroom, 1 bathroom (2wc) renovated street-front townhouse boasts low maintenance living in a premium blue-chip location. Experience tranquility and natural beauty, surrounded by lemon-scented gum trees, abundant birdlife, and picturesque parkland right on your street.

Situated in a well-maintained, quiet and friendly group of only 18 townhouses, this home has many creature comforts you'll love.

Inside the Home:

Enter into this street front North-facing private home and switch off from the world outside.

The separate dining and living area allows for family members to enjoy separate activities. The living space opens onto the private rear well-maintained courtyard.

The beautifully renovated kitchen is complete with stone benchtops, Smeg and Miele appliances and ample storage.

Upstairs you will find three light and bright bedrooms all with green vistas. Each have built in robes. There is space for a study desk in the 3rd room with views overlooking lush green trees, making it enjoyable to work from home. The bathroom is large and has been modernised.

3 1 3

Price

Property Type

Property ID

SOLD

Residential

31453

Agent Details

Hamish Laidlaw - 0417 971 528

Office Details

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

XCEED 
REAL ESTATE

The large laundry downstairs offers a second toilet, more built-in storage and access to the rear courtyard.

Features You'll Love:

- Attractive and easy to clean wood hybrid flooring (downstairs), quality wool carpet (upstairs), and freshly painting throughout.
- Separate dining and living areas.
- Well appointed kitchen with ample storage space, quality induction hotplate, oven and dishwasher
- New Split system air conditioning - upstairs (3 bedrooms)
- 3 x car bays; one undercover, two extra car bays at the front
- Quality security steel screen doors and windows
- White Grape vine and Passionfruit plant
- Front and rear manicured courtyards
- Secure. 'Lock up and leave'.

Sustainability Features:

- 2.6kW Solar PV Electricity Generation System
- Energy Efficient Heat Pump Hot Water System
- Energy efficient lighting
- Low-maintenance, water wise Native gardens at front of home.

Importantly, this is a well-maintained complex of mostly owner occupiers and has had improvements to all common areas including restored and painted roofing, gutters, fascia's and attractive colour-bond boundary fences.

Blue-Chip Location:

Located in the heart of this sought after suburb and within a friendly local community, you will be able to choose from an array of local cafes, restaurants and favourite shopping hotspots within Mount Hawthorn and Leederville Hub's. With a high 'Walk Score' rating of 83/100, this home has been rated the 8th most walkable neighbourhood in Perth.

Enjoy the convenience of choosing your bike to ride to work or take a short walk to catch a bus or train off Oxford Street. The Britannia Reserve grassland, Brentham Reserve dog park and children's playgrounds and the new skate park are within close distance, making it convenient for both young and old.

The much loved Wylie Place Community Garden is also at your door step with an abundance of seasonal herbs and vegetables.

Public School Catchments

Bob Hawke College (year 7 intake)

Mount Hawthorn Primary School

Approximate Distance to;

- 250m to Aranmore Catholic Primary School/High School.
- 450m to The Re Store.
- 850m to the Mt Hawthorn Cafe and Restaurant Strip.
- 950m to Mt Hawthorn Primary School

- 1.1km to The Mezz - Woolworths, other local shops.
- 1.6 Kms to Beatty Park Leisure Centre, 5 min bike ride.
- 2.3 Kms to Lake Galup (Lake Monger) or 8 min bike ride.
- 2.8 kms to Bob Hawke College, 20 minutes via public transport.
- 4.7 Kms to the CBD, 15 minute bike ride.
- 9.2 Kms to City Beach, 15 min drive.
- Minutes walk to Leederville and Mt Hawthorn.

Strata Details:

Lot 3 on Strata Plan 13231. Vol 1710 . Fol 811

Outgoings:

Council Rates: \$1,546.00 approx p/a

Water Rates: \$1,274.70 approx p/a

Strata Fees: Admin Fund \$477.05 p/q, Reserve Fund: \$71.25 p/q = Total:

\$548.30 p/q

Internet: Fibre to Curb

Disclaimer: Please note that while best effort is made to ensure rates and details are correct at time of listing, they are provided for reference only and may be subject to change. Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.

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.