

1, 1 Wylie Place, Leederville







Tranquil Parkland Retreat

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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.

Price	SOLD
Property Type	Residential
Property ID	31453

Agent Details

Office Details

Xceed Real Estate - Sales
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08 9207 2088

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 Brittania 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

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