

46B Unwin Avenue, Wembley Downs







Elevated Modern Retreat

3 1 2 327m2

Perched in an elevated position in the tightly held suburb of Wembley Downs, this impeccably renovated 3-bedroom, 1-bathroom duplex home offers the perfect blend of contemporary style, comfort and convenient living. From the moment you arrive, you'll be captivated by the home's charming street presence, lush landscaped gardens, and a sense of privacy that sets it apart.

Inside, the home opens to a light-filled and spacious open-plan living area, where solid jarrah floors add a touch of warmth and elegance underfoot. The flowing layout is perfect for both entertaining and everyday family life, with defined living and dining zones that create a seamless sense of space and connectivity. Step outside to the stunning covered outdoor alfresco area with new concrete aggregate, that overlooks manicured lawns and established gardens, the perfect spot to entertain or unwind.

At the heart of the home lies a modern kitchen, thoughtfully designed with ample storage, premium stainless-steel appliances, stone benchtops and sleek cabinetry providing both style and functionality.

Each of the three bedrooms are generously proportioned, featuring timber flooring, ceiling fans and an abundance of natural light. The centrally located bathroom has been completely renovated to the highest standard with, gold fixtures and fittings, feature led lighting, beautiful tiles and skylight. A separate laundry is situated to the back on the home offering ample storage, large basin and beautiful outlook of the gardens.

Price	SOLD for $1,250,100
Property Type	Residential
Property ID	31678
Land Area	327 m2

Agent Details

Office Details

Xceed Real Estate - Sales
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Additional features include reverse cycle split-system air conditioning, quality fixtures and fittings throughout, and ample off-street parking. Every detail has been carefully considered in this immaculately presented home, allowing you to move in and immediately enjoy a lifestyle of comfort and convenience.

Located in a serene, family-friendly pocket of Wembley Downs, you're just minutes from some of Perth's best schools, pristine beaches, leafy parks, and local shopping precincts. The Downs shopping strip offers everyday convenience and delightful cafés and restaurants including General Public, Il Locale, Skol and Bodega and within easy reach. This is a rare opportunity to secure a beautifully finished home in one of the western suburbs' most desirable locations.

Features;
• 3 spacious bedrooms
• 1 modern bathroom
• Open plan kitchen, living and dining
• Quality kitchen with stone benchtops
• Solid jarrah flooring throughout
• Neutral colour scheme throughout
• Quality light fixtures and fittings
• Separate laundry
• Covered outdoor alfresco area
• Lush lawn
• Manicured & landscaped gardens
• Beautiful gum trees
• Reverse cycle split system air-conditioning
• 1 car port
• Ample street parking

Approximate distance to;
• 260m- Buntine Haynes Reserve
• 600m- Hale School
• 650m- Luketina Reserve
• 1.1km- The Downs Shopping Centre
• 1.3km- Churchlands Senior High School
• 1.3km- Newman College
• 1.5km- Wembley Downs Primary School
• 2.1km- Holy Spirt Primary School
• 2.2km- Wembley Golf Course
• 3.2km- Floreat beach

Water Rates- $1,137.21
Council Rates- $1,800.00

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