



1, 1 Dunedin Street, Mount Hawthorn



Space, Style & Convenience

Nestled in one of Perth's most sought-after suburbs, this stylish and secure ground floor apartment offers the perfect blend of space, style and convenience. Boasting two generously sized bedrooms, a study/ 3rd bedroom, two modern bathrooms, open plan living and two courtyards, this home is ideal for downsizers, professionals, first home buyers or investors looking to secure a quality property in a premium location.

Step inside to discover a light-filled open plan layout, where the kitchen, living and dining areas flow seamlessly to a private courtyard — perfect for relaxing outdoors. The contemporary kitchen is beautifully appointed with granite benchtops, quality appliances and new cabinetry, making it functional for everyday living or hosting guests.

Gleaming jarrah floorboards enhance the warmth and elegance of the living areas, while plush carpets in the bedrooms add a touch of comfort. Natural light fills the interiors, creating a bright and welcoming ambiance throughout. The two modern bathrooms are sleek and stylish, completing the home's impressive design. The master bedroom features an ensuite bathroom, mirrored robes and glass sliding doors that lead to the spacious courtyard with beautiful frangipani tree and artificial grass.

With the added benefit of two secure car bays and set in a well-maintained and quiet complex, this ground floor residence offers the ultimate lock up and leave lifestyle in a vibrant inner-city location. Enjoy the unbeatable lifestyle

3 2 2 175 m2

Price	UNDER OFFER
Property Type	Residential
Property ID	31863
Land Area	175 m2

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**

Mount Hawthorn has to offer, just moments from cafés, restaurants, parks and public transport. Families will appreciate being within the catchment zones of the esteemed Bob Hawke College and Mount Hawthorn Primary School. With easy access to the city and all the amenities this thriving suburb has to offer, this property presents a rare opportunity to secure a home that effortlessly combines charm, modern living, in an unbeatable location.

Features:

- 2 spacious bedrooms with carpet and mirrored built in robes
- 2 modern bathrooms (new taps and showerheads installed)
- 3rd bedroom/ potential separate study
- Open plan kitchen, living and dining
- Quality kitchen with granite bench tops (including Miele dishwasher, Blanco oven and De'Longhi electric stove top)
- Polished jarrah floorboards
- Brand new Panasonic ducted reverse cycle air conditioning throughout
- 2 private courtyard areas
- 2 car bays located in front of the unit
- Quality fixtures and fittings (including double glazed windows and Luxaflex blinds)
- Crim safe security screens on all windows & 3M film on windows
- Conveniently located storage room next door to the apartment
- Neutral colour scheme
- Electric security front entrance

Approximate distance to:

- 450m- Axford Park
- 950m- The Mezz shopping centre
- 950m- Scarborough Beach Road cafe & restaurant strip
- 1.4km- Britannia Road Reserve
- 1.4km- Mount Hawthorn Primary School
- 1.5km- Charles Veryard Reserve
- 3.4km- Bob Hawke College

Council Rates- \$2,172.00 p/a approx

Water Rates- \$1,355.35 p/a approx

Strata Fees- \$1,185.60 p/q approx

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.