







Elegant Family Living in the Heart of South Perth

Nestled along one of South Perth's most picturesque, tree-lined avenues, 14 Arlington Avenue is a timeless two-storey residence that blends character and comfort with thoughtful modern touches. Positioned just moments from the river, local village shopping and dining, and within easy reach of Wesley College, the home offers an enviable lifestyle for families.

Set upon a 438sqm block, this welcoming residence features a flexible layout designed for families who value both comfort and versatility. Classic details, tiled floors and an abundance of natural light, create a warm and inviting atmosphere throughout.

The ground floor unfolds to a light-filled open-plan living and dining area, seamlessly connected to the well-appointed kitchen with stone benchtops, quality appliances, and generous storage. This level also features three bedrooms, together with a family bathroom and spacious laundry, ensuring everyday comfort and practicality.

Upstairs, the master retreat provides a peaceful haven with a large walk-in robe and hotel style en-suite, complemented by a second living area or study – ideal for parents seeking privacy or families needing flexible space.

With a secure double lock-up garage, established gardens, and a sought-after location close to the river, Wesley College, and the CBD, 14 Arlington Avenue offers the perfect balance of sophistication and family living in one of

4 2 2 438m2

Price	SOLD for $1,900,000
Property Type	Residential
Property ID	32137
Land Area	438 m2
Floor Area	233 m2

Agent Details

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Office Details

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For more infomation please call Jonathan on 0438 909 480

Features:
- 4 Bedrooms
- Master suite with walk-in robe and private hotel style en-suite
- Three additional bedrooms, one with built-in robes
- Double locking garage
- Reverse cycle air conditioning through-out the home
- Stainless steel appliances
- Set over two levels with a flexible layout
- Sheltered alfresco designed for year-round gatherings

Location (approx.):
- 850m from Sir James Mitchell Park
- 900m from Coode Street Jetty
- 1 km from south Perth foreshore
- 1.2km from Wesley College
- 1.9km from Perth Zoo
- 3km from Mill Point reserve

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