

1/33 Baird Avenue, Nedlands, WA 6009

DUET

House For Sale

Tuesday, 11 June 2024

1/33 Baird Avenue, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 282 m2

Type: House



Michelle Kerr
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Jake Polce
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MARKET PREVIEW

THE FEATURES YOU WILL LOVE:Discreetly located behind a lush private front garden, this charming home is your unique entry into the Nedlands lifestyle. Max out on space and style in a layout that's smart and spacious, with three bedrooms including an enormous master - each one boasting generous storage. The open-plan living and dining area seamlessly connects with the kitchen area, creating a harmonious flow throughout the home. Outdoor entertaining is a breeze, thanks to the expansive alfresco complete with retractable awning ensuring year-round comfort. Conveniently located at the front of the complex, a double carport provides all the room you need for both cars and an added storage room is ready to house bikes, toys and more!

THE LIFESTYLE YOU WILL LIVE:Movies, shops, cafes, transport and more. This low-maintenance stunner is a hop, skip and jump to everything you could need. Imagine walks to your favourite film followed by dinner at your favourite restaurant. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach.

THE DETAILS YOU WILL NEED:Council Rates: \$2,169.00 per annumWater Rates: \$1,244.95 per annumStrata Fees: \$960 per quarterTotal Strata Area: 282m²Build Area: 123m² (plus 36m² carport, 17m² alfresco)