

1/4 Third Avenue, Mount Lawley, WA 6050



Townhouse For Sale

Thursday, 25 April 2024

1/4 Third Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Townhouse



Deirdre McTiernan
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Under Offer - Multiple Offers Received

Experience the essence of contemporary urban living at 1/4 Third Avenue, nestled in the tranquil lanes of Mount Lawley. This meticulously crafted two-story townhouse seamlessly blends comfort, convenience, and location. Nestled in a cul-de-sac, this residence offers a peaceful retreat from the hustle and bustle of city life. Upon entry, the ground floor welcomes you with a seamless flow between living spaces. Discover a separate lounge, a well-appointed kitchen with a spacious dining area, and a convenient laundry with an additional toilet. Step outside to unveil your personal haven—a lush, grassed outdoor area extending from the courtyard. This sprawling space offers ample room for leisure and entertainment, whether it's unwinding after a hectic day or hosting gatherings. Embrace the serene ambiance, perfect for relaxation and socializing against the backdrop of nature. Upstairs, retreat to two generously sized bedrooms, each flooded with natural light and offering ample space. Convenience awaits with split-system air conditioning in the master and second bedrooms, complemented by built-in robes in the master. The property offers designated parking including a carport and visitor spaces. Enjoy easy access to Beaufort Street cafes, the CBD, Graham Farmer Freeway, and Tonkin Highway from this prime location. With shops, cafes, train stations, and buses within walking distance, embrace the vibrant lifestyle of Mount Lawley while enjoying the tranquility of your own private sanctuary.

Council Rates Approx: \$1,535 pa
Water Rates Approx: \$1,141 pa
Strata Fees Approx: \$750 pq (Admin & Reserve)

Property features include: Large outdoor area
Single carport
Visitor parking
Separate toilet downstairs
Window treatments throughout
Flyscreens to front and rear doors
Security door to the sliding door
Reverse cycle air conditioning in the living
Reverse cycle air conditioning to the master and second bedroom
External Exclusive Use Areas 101m² approx.

Location highlights: Beaufort Street - 0.7km
St John of God Mt Lawley - 09km
Maylands Train Station - 1km
Edith Cowan University - 2.9km
Perth CBD - 4.5km

Disclaimer: The particulars of this listing has been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.