

**1 Arlington Avenue, South Perth, WA 6151**



**House For Sale**

Saturday, 6 April 2024

1 Arlington Avenue, South Perth, WA 6151

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 438 m2**

**Type: House**



Dean Sims  
0893687200



Lili Tan  
0498720009

## OFFERS.

With its inviting exterior and versatile layout, this character home with a modern twist caters to those who relish South Perth's vibrant lifestyle and are seeking both convenience and a relaxed living experience. A comfortable, single level home that is an ideal 'lock and leave' option, offering ample opportunity to adapt the home and personalise in years to come! Located in a central and convenient pocket of South Perth, you'll enjoy being near the foreshore, Angelo Street shopping & café precinct as well as a host of leading public & private education plus Curtin University. Easily accessible by car or public transport, the Perth CBD is within close proximity, as is Optus Stadium, Crown Entertainment complex and the airport. The perfect opportunity to enter this family orientated suburb awaits! Features of the home you will enjoy:- 438sqm green title property- Flexible floorplan layout – allowing you to shape the home and rooms to suit your needs- Large open & renovated kitchen, equipped with the modern appliances you would expect plus ample bench & cupboard room, including a breakfast bar - Open plan living and dining area with split system air-conditioning, which leads through to the outdoor alfresco- An additional lounge/TV room off the kitchen- Main bedroom to the front of the home, with a full row of BIR's, ensuite, split system air-conditioning and a beautiful decorative ceiling- A second bedroom / activity room to the front of the home- Two additional bedrooms to the rear of the home- Spacious main bathroom with walk-in shower and modern vanity- Dedicated laundry with access to the rear and a separate powder room- Spacious outdoor alfresco overlooking the pool - Great access down both sides of the home- Charming front entry with a grassed yard and double carport with a gate- Easy care gardens- Tenanted until late September 2024