

**105 Coode Street, South Perth, WA 6151**

ian hutchison

**House For Sale**

Friday, 1 March 2024

105 Coode Street, South Perth, WA 6151

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



Steve Lally

0894742200

**\$1,475,000**

This single storey 4 bedroom 2 bathroom home sits on 401sqm of green title land and will not disappoint, presenting the perfect opportunity to purchase a wonderful downsize property, family home or an excellent investment. Upon entry to your right is the good size master bedroom with its own walk-in robe and ensuite with shower, vanity and WC. The master bedroom also comes with its own split system reverse cycle air conditioner and looks out to your private front courtyard. To your left upon entry is the double garage with two extra bays in front which has access directly into the home as well rear access. Following the hallway down you will find bedrooms 2,3 and 4 which are all double size with built in robes. There is also a potential 5th bedroom, study or theatre room. Bedrooms 2,3 and 4 are serviced by the homes 2nd bathroom which has a separate shower and bath, vanity and WC. There is also an additional powder room with vanity and WC. The laundry is a good size with side access outside to the close line. Continuing to the back of the home is the expanse of the open plan kitchen, dining and lounge area which flows outside to back paved patio area. The kitchen is a good size with granite bench tops, plenty of cupboard and bench space as well as an island bench. Positioned in an ideal location within the sort after inner city suburb of South Perth this home has everything you need close by. The Angelo Street shopping strip with it's cafes, restaurants and shops is only 600 metres away, Ernest Johnson oval is within only 250 metres, Primary and secondary schooling is within close proximity including Wesley college, The South Perth foreshore only a short walk away, public transport is close by as well as easy access onto freeways North and South and much more. **ADDITIONAL FEATURES INCLUDE:** • Reverse cycle ducted air conditioning throughout • Quality security screens • Reticulated gardens • Gas hot plates • NBN connected Council rates: \$2,863.76 p.a. Water rates: \$1,477.20 p.a.