

107 Third Avenue, Mount Lawley, WA 6050



Sold House

Saturday, 24 February 2024

107 Third Avenue, Mount Lawley, WA 6050

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 880 m2

Type: House



Chris Pham

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Contact agent

Understandably, original-size blocks in Mt Lawley are highly sought after, and this Federation home is no exception. Situated on an 880sqm block and built circa 1925, this renovated character home retains its original period features such as high decorative ceilings, picture rails, French doors/windows and timber floorboards. Beyond the white picket fence, you'll feel inspired to relax on the generous veranda with fretwork and tuck pointing overlooking your pretty front gardens and tree-lined Third Avenue. This is the ultimate five-bedroom family home with so much space, a flexible floorplan and walking distance to Mount Lawley Primary School, Mount Lawley Senior High School, Perth College and Edith Cowan University. The fifth bedroom could also function as a study, with its external access to a private courtyard leading to the front yard, this is perfect for those working from home. A seamless extension with high ceilings and timber flooring creates a massive open-plan living and dining room leading out to alfresco dining overlooking a private and established backyard with laneway access - what a sanctuary for your family. A country kitchen with high-end appliances, granite countertops and floor-to-ceiling cabinetry compliments the quality of this impeccable home. A formal lounge with a fireplace and a spacious primary bedroom with an ensuite create a stylish parent's retreat. From this enviable address, you're within walking distance of Hamer Park Reserve, Mount Lawley Tennis Club, Mount Lawley Golf Club and the Beaufort Street shopping precinct, where you have an abundance of dining and shopping options, plus you're only moments away from Northbridge and Perth's CBD. Features you will love:

- Circa 1925 renovated character brick and tile home
- Massive open-plan living and dining room leading to alfresco dining and established private gardens
- Large kitchen with floor-to-ceiling cabinetry, granite countertops, dual sinks, Kleenmaid induction cooktop, microwave, two ovens and steam oven, integrated Bosch dishwasher, 2 x appliance nooks and large fridge recess
- Formal lounge with a fireplace
- Five bedrooms (four with built-in robes), two bathrooms both with heated towel rails, one powder room
- Large primary bedroom and an ensuite with stone countertops and stained-glass window over the shower
- Separate laundry with external access
- Period features: high decorative ceilings, timber floorboards, picture rails, fireplaces, fretwork and tuck-pointing
- Wifi controlled reticulation with bore
- Wifi controlled zoned ducted reverse cycle air conditioning and security alarm
- 3 Phase power - Fast EV charger ready
- 100Mbps FTTN NBN - FTTP available
- Front yard with a white picket fence and a generous veranda
- Single carport with extra parking, garden shed and garage/workshop with rear lane access
- Original 880sqm block
- Council rates: \$2524.88pa
- Water rates: \$1772.88pa

School catchment & walking distance to Mount Lawley Primary School, Mount Lawley Senior High School, Perth College and Edith Cowan University. You need to see this property for yourself, so please don't hesitate to contact Chris Pham at 0448 777 511 or chris.pham@belleproperty.com today.