

**11 Coldstream Street, West Leederville, WA 6007**

**DUET**

**Sold House**

Thursday, 10 August 2023

11 Coldstream Street, West Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 293 m2**

**Type: House**



Craig Gaspar  
0862447860

**\$1,021,000**

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** The vibrant West Leederville location is made perfect with this newly renovated, green title home. Offering the now on trend style of 1980's architecture, this design allows endless amounts of sunlight into the vaulted ceiling. The practical, easy living open floorplan includes 3 bedrooms, a contemporary kitchen and renovated bathroom. With everything you need inside, and the perfect amount of low-maintenance lawn on the outside, it is the perfect inner-city pad. Spend your weekends at the cafés, restaurants and small bars of West Leederville & Leederville, you'll be spoilt for choice.

**Features include:**

- Beautifully renovated with quality fixtures and fittings
- Elevated position off the street with a wide front verge for extra parking
- Private and sunny yard with rear laneway
- Renovated and ready to move in or extend for a growing family

**THE LIFESTYLE YOU WILL LIVE** Capitalising on the coveted locale of the suburb, this location is second to none. Within the Bob Hawke College catchment and West Leederville Primary catchment, this opportunity is one not to be missed. Just footsteps from a variety of boutique cafes and eateries, weekends in West Leederville are spoilt for choice. Moments from Lake Monger, minutes to the City and transport, with all the world-class amenities of West Leederville just footsteps away, this elite residence offers a cultured next chapter in your property journey.

**THE DETAILS YOU WILL NEED** Water Rates: \$1,343.90 per annum  
Land Area: 293m<sup>2</sup>