

11 Harford Avenue, Viveash, WA 6056

THE AGENCY

House For Sale

Thursday, 4 January 2024

11 Harford Avenue, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 1

Area: 809 m2

Type: House



Judy Duggan
0413096795

EXPRESSIONS OF INTEREST

Judy Duggan and The Agency are so proud to welcome you to 11 Harford Avenue, Viveash. This rare offering, with only 1 previous owner, has been lovingly cherished for the past 5 decades by the sellers. This classic 3x1 home, located in the heart of Viveash, boasts a spacious 809 m² lot with R20/35 zoning, making it an ideal investment opportunity with subdivision potential (subject to WAPC and local council conditions) or the perfect family home that you too, will love for years to come. The property features a charming facade with well-manicured established gardens and a welcoming front porch. Upon entering the home, you are greeted by a homely living room with stunning Jarrah floorboards which seamlessly flow through the hallway and kitchen. Along with a gorgeous vista to the front rose gardens, this room is complimented by classic wall sconces, an integrated in-wall fish tank and an original brick and mantle alcove feature. The living room leads into the spacious kitchen, which features ample counter space and storage galore including overhead cabinetry as well as cooling air conditioning. This picturesque home has 3 fully carpeted bedrooms, each with plenty of natural light and full wall height built in wardrobes (master & B2) The backyard emulates the front gardens being "pretty as a picture" simply perfect for entertaining guests or enjoying a quiet evening outdoors under the gable roof patio surrounded by lush greenery and an abundance of fruit trees. What's to love!

- Good size Master with carpet, windows overlooking the front gardens, full height, full wall size built in robes
- Fully carpeted minor bedrooms with full height, full wall size built in robes in bedroom 1 and free-standing robes in bedroom 3
- Well-appointed main bathroom with a bathtub, enclosed screen shower and separate toilet
- Separate front lounge room with jarrah flooring, in built fish tank, wall sconce lighting, feature brick and tile with wood mantle alcoves (decommissioned fireplace)
- Spacious kitchen with ample cupboard & benchtop space, single door pantry, electric cooktop, electric oven, double sink, in-wall air conditioner (cooling only), jarrah flooring
- Enormous fully tiled rear games room with built in display cabinets, that leads out to the outdoor entertaining area
- Great sized laundry
- Single carport plus additional driveway parking, fully gated
- Huge outdoor area's for the kids to play
- Established Fruit trees galore: Mango, apple, Fig, Orange, Mandarin, Grapefruit, Mulberry
- Powered workshop
- Set on 807sqm green title lot with subdivision potential – subject to WAPC and Local council conditions
- Land rates approx. \$1786 per annum / Water rates approx. \$895 per annum

Located in a quiet neighbourhood with longevity in the street, this fairytale home is just minutes away from local shops, restaurants, and the ever-popular Swan valley. Don't miss out on this opportunity to own a piece of Viveash's history! Call Judy on 0413 096 795

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.