

115 Second Avenue, Mount Lawley, WA 6050



House For Sale

Saturday, 25 November 2023

115 Second Avenue, Mount Lawley, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 376 m2

Type: House



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Offers Above \$1,495,000

Embrace comfortable family living in this stunning front family home located in the enviable Mount Lawley Avenues, between Clifton Cres and North Street. Offering a perfect blend of modern elegance and timeless charm, this home boasts soaring 3.3m ceilings, jarrah floorboards, plantation shutters and a beautiful conservatory that feels like your own peaceful sanctuary. Nestled in the leafy avenues with 3 bedrooms and 2 bathrooms, this home ensures ample space for a growing family. As you step inside, you'll be greeted by the warm and inviting ambiance created by the jarrah floorboards. The abundance of natural light that fills this home creates a welcoming atmosphere. Providing an excellent floor plan with multiple living areas, well sized rooms and enclosed conservatory, this home provides the perfect space for entertaining guests or spending quality time with the family. Located in the whisper quiet avenues in the Mount Lawley Primary and High School catchment, with easy access to the city and Beaufort Street Strip, a fantastic lifestyle awaits. This home is wonderfully presented and embraces comfortable living and dining, all designed to suit your needs. Presenting sufficient space for growing families who will love the interactive kitchen, living and dining area that flows seamlessly into the amazing, inviting conservatory with its floor to ceiling glass and French doors, offering the perfect spot to relax. The exceptional kitchen area is centrally located with informal service to the living and dining area. Complete with abundant stone bench space, piles of cupboards, walk-in pantry, fridge recess, dishwasher, electric oven, gas cooktop and even room for a wine fridge, making it super easy for entertaining. Whether you're a culinary enthusiast or enjoy casual family meals, this kitchen will cater to your every need. Be grateful for the airy living and entertaining areas with the choice of a large front room, big enough for the entire family Xmas lunch, adorned with modern plantation shutters and an ornate decorative fireplace, or if a great movie watching session is more your style, head into the conservatory and use the sliding blinds as your projector screen. The sleeping accommodation offers three generously sized bedrooms, each thoughtfully designed to provide comfort and tranquillity. The master bedroom features a private en-suite, walk in robe and large windows that allow natural light to pour in, creating a serene retreat. The well-appointed second bathroom includes a shower, bath and vanity. This second bathroom, the laundry and separate toilet are all tucked away in a closed off section for easy access from both the main living area and outdoors. Step on outside to the enclosed conservatory / alfresco entertaining area with ceiling fans for summer, a heat bar for winter, outdoor shade blinds (that can also double as a projector screen), relaxing reading nook, BBQ area, lush gardens and a powered shed. This backyard oasis will surely become a favourite spot in the house and has been designed for year round use. To keep your family safe and comfortable, this home has a full security system, cooling is provided by ducted air conditioning and the plantation shutters add a touch of elegance while providing privacy and control the natural light. Located in the leafy avenues of Mount Lawley, this home is within close proximity to both Mount Lawley Primary and Mount Lawley High, parks, the Beaufort Street strip and within walking distance to Willing Coffee/Barvino and Second Ave IGA, offering an array of dining, entertainment and recreation experiences. WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: Enclosed conservatory Modern kitchen with stone benchtops, loads of bench space and ample storage Quality appliances: gas cooktop, electric oven, dishwasher Separate pantry Master bedroom with en-suite and walk in robe 2 additional queen size bedrooms with robes Second bathroom with separate bath and shower Separate laundry with outside access Two living areas Ducted air conditioning Fans, both internal and in the conservatory Double carport with room for additional off street parking Ensure that you add this avenues home to your inspection list or contact Angie Taylor of Edison Central 0417 946 056 or angie@edisonproperty.com.au for further information. TITLE PARTICULARS: Year Built: 1950 Land Area: 376m² City of Stirling Council Rates: \$2,185.39 p/a approximately Water Service: \$1,625.56 p/a approximately