

117 Kalgoorlie Street, Mount Hawthorn, WA 6016



Sold House

Sunday, 20 August 2023

117 Kalgoorlie Street, Mount Hawthorn, WA 6016

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: House

\$1,250,000

Nothing to do to the house. So much to do in the 'hood."Designed and finished to perfection, this stunning two-storey residence was completed in 2019 and is ready for you to move straight in and enjoy - all the hard work has been done! Passive solar design with cross flow ventilation, ceiling fans and a wood burner ensures this house will keep you comfortable all year round. The spacious floor plan gives you elegant zones to live and entertain, boasting a striking combination of style and comfort with a flexible floor plan that will suit all family demographics. Quality family living is on show from the moment you step foot inside. Three large bedrooms - all with ceiling fans, 2 bathrooms, two living areas, and two off street parking behind a secure electric gated entrance. The master bedroom has a luxurious ensuite with a WIR. Highlights include bamboo flooring, high ceilings, quality kitchen with Belling oven and a huge breakfast bar which is perfect for your casual entertaining. Well positioned scullery with Miele dishwasher and an abundance of storage. Large open plan kitchen, dining and living opens to the outdoor covered balcony with park views. This home was designed around simplifying life without compromising on space for your family. You will love living a great life here in Mount Hawthorn, one of the great inner-city suburbs where you can walk everywhere and be part of the amazing culture. This location puts you in walking distance to public transport, restaurant and café's, wine bars and shopping. Mount Hawthorn Primary School is easily accessible over the pedestrian walking bridge and within the catchment zone for Bob Hawke College. The great urban lifestyle!!Homes of this quality and calibre are much sought after, inspection of this beautiful home will not disappoint. Please call Annie today on 0418 795 654 for more information. KEY FEATURES: Parkside living - Survey Strata Architecturally designed and built 2019 Solar passive design with cross flow ventilation Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport 3 generous sized bedrooms -2 with WIR's Flexible floorplan with bedrooms on both levels Great separation between living zones Light and bright Fantastic storage throughout High ceilings Open plan living, dining and kitchen. Quality kitchen appliances Oversized doors Ceiling fans to all bedrooms 2 large bathrooms 2 living Open plan upstairs with stunning views of the park Bamboo flooring Well designed kitchen with clever placement of scullery Oversized breakfast bar, perfect for casual entertaining Glass doors open up to connect to the balcony overlooking the park Wonderful neighbourhood Within catchment zone for Mt Hawthorn Primary School and Bob Hawke College Belling oven and Miele dishwasher Split system air conditioning to master Security alarm Electric gated entrance - 2 off street parking Large external storeroom LOCATION HIGHLIGHTS: 10m to Braithwaite Park 50m to public transport 160m to Café strip 290m to Menzies Park 180m to Mt Hawthorn Primary School 530m to The Mezz Shopping Centre 680m to Britannia Reserve 970m to Lake Monger 2.4km to Leederville 5.4km to Perth CBD 5.6km to Bob Hawke College PROPERTY PARTICULARS: Shire Rates: \$2,333.83 p/a Water Rates: \$1,504.59 p/a City of Vincent