

**12 Boundary Road, St James, WA 6102**



**Sold House**

Friday, 25 August 2023

12 Boundary Road, St James, WA 6102

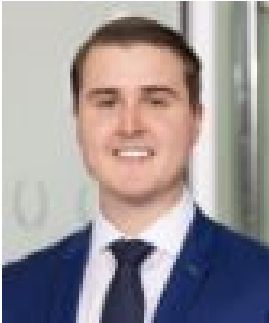
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 583 m2**

**Type: House**



Jack McDade

0893618999

**\$685,000**

At 12 Boundary road in St James, satisfying your curiosity may well be worth the surprise that awaits. From the stylishly renovated, internal 'Roman archways' that instantly command attention, to the newly carpeted bedrooms and 'Grand Theatre-room Lounge', this circular flowing, floorplan is hard to match functionally, while both intriguing and ageless, as the home maintains a sense of open, well lit, relaxed lifestyle & comfort, while at once providing privacy for each occupants room space with unbeatable proximity, due to the properties uniquely central (to all things 'Perth') location. Quite literally adjacent, the 'HUB' of all things Perth/CBD and greater Metro; i.e. only;- 1 minute to the Vic Park Cafe/restaurant strip;- 2 minutes to Train transport (park & ride)- Major bus routes - 2-5 minutes to major Shopping (Bentley and Carousel)- 3 minutes to Curtin University- 12-15 minutes to the Airport/sFeatures include;- Secure Lock up and leave city centric hub location- Full security alarm (remote video surveillance capability)- Smart wired, remote Air con/ climate control- King sized, Master suite with light filled, sun room annex- 2nd Master suite with semi-ensuite access to 3rd Bathroom/extended laundry- Generous 3rd bedroom adjacent 2nd bathroom- Floor to Ceiling premium tiling in all wet areas- One of a kind 'Grand Lounge', with state of the art Theatre room set up- Unique, Light filled Kitchen with on point retro fit out in original condition (Fitted fridge optional)- Generous central dining/living area- Rear fully enclosed, approved Dbl Brik Annex, ideal for year round indoor/outdoor entertaining- Outdoor Pagola/Patio lounge- Garden shed and multiple storage options Any further information or inspection required do not hesitate to call Julian (0419936202) or Jack (0413897222) and/or come to one of our scheduled home opens. Do not hesitate to inspect and prepare to be impressed. 12 Boundary Road is to be SOLD by "OPENN\* negotiation" with the final bidding stage scheduled for 5:00pm on the 15th of July, 2023 \*unless sold prior. i.e. The seller reserves the right to negotiate an offer with the 'Sole bidder' and/or to adjust the final bidding stage schedule, if they deem to be in their (sellers) best interest.