

# 12 Emily Street, St James, WA 6102

## House For Sale

Wednesday, 3 January 2024



12 Emily Street, St James, WA 6102

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 326 m2

Type: House



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## EXPRESSIONS OF INTEREST

Unwind in style from within the walls of this impressive 4 bedroom, 2 bathroom, remote-controlled double lock-up garaged home. An oasis offering stunning, modern living in a prime position. Just 15 mins drive to the city with relaxing park and play area directly opposite. A shimmering solar-heated below-ground swimming pool is the focal point of the private outdoor-entertaining area. Splendidly overlooked by a fabulous timber-lined entertaining alfresco that defines poolside relaxation. There is also a separate private sunken courtyard with a perfect cosy firepit area. Step inside to the crisply-tiled open-plan living, dining and kitchen area. An eye-catching kitchen bulkhead ceiling, a breakfast bar, sparkling stone bench tops, double sinks, stainless-steel range-hood, gas-cooktop and oven appliances, a stainless-steel double-drawer Fisher and Paykel dishwasher, wine racking and more. The living space also has a media nook/recess, as well as benefitting from seamless sliding-stacker-door access out to the alfresco and pool. The master suite is highlighted by an immaculate fully-tiled ensuite bathroom with a rain shower, stone vanity, and walk in robe. All three other double bedrooms have built-in wardrobes, with one bedroom opening outside to the serene firepit courtyard. There is a fully-tiled powder room too, for good measure. A short stroll to the vibrant heart of Victoria Park Food hub and coffee strip, with an excellent choice of restaurants, supermarkets and shops. Other lush local parks, Millen Primary School, the local IGA X-press supermarket, medical facilities, train stations and bus stops are all either only walking distance or a short drive away from your front door. With the likes of other excellent schools, Curtin University, Waterford Plaza Shopping Centre. Impressive is an understatement here, that's for sure! Other features include, but are not limited to:

- Carpeted bedrooms
- Quality main family bathroom with a rain shower, stone vanity and more
- Well-appointed laundry with a sleek stone bench top, ample storage and outdoor access for drying
- Double-glazed throughout
- Stone bench tops
- Ducted reverse-cycle air-conditioning
- Profiled internal doors with locks
- Quality shower-screen coating
- Feature down lights
- Feature ceiling cornices
- Feature skirting boards
- External power points
- Instantaneous gas hot-water system
- Remote-controlled double lock-up garage
- Tidy front-yard-lawn area
- Easy-care gardens
- Block size - 326sqm (approx.) Distances to (approx.):

- Welshpool Train Station - 1.6km
- Curtin University - 2.1km
- Waterford Plaza Shopping Centre - 3.4km
- Perth CBD - 8km
- Perth Airport (T1 & T2) - 10.4km

Council Rates - \$2,303.89 (Approx, pa. financial year 01/07/2023 to 30/06/2024) Water Rates - \$1,285.21 (Approx, pa. financial year 01/07/2022 to 30/06/2023) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.