

**120 Coogee Street, Mount Hawthorn, WA 6016**



**House For Sale**

Friday, 19 January 2024

120 Coogee Street, Mount Hawthorn, WA 6016

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 468 m2**

**Type: House**



Annie Kowal

0418795654

## OFFERS

This stunning 1927-character home boasts 4 bedrooms and 2 bathrooms, situated on a spacious 468sqm lot with ROW. The property is ideal for a diverse range of buyers, including young professional couples, families, and downsizers. Positioned in a prime location, this residence offers a unique opportunity with its charming original build from 1927. Within walking distance, you'll find a plethora of amenities such as restaurants, cafés, parks, schools, shops, and public transport. The well-designed layout includes a large family living area overlooking the backyard, along with generous-sized bedrooms. The kitchen is strategically placed and comes with ample storage and a walk in pantry. The house features high ceilings, Jarrah flooring, and glass doors that open up to seamlessly connect the indoor and outdoor spaces. For convenience, there is a double lock-up remote garage accessed from the rear, ensuring secure parking. Additional features include reverse cycle air conditioning, reticulated gardens to the rear, a beautiful front porch, and a spacious undercover outdoor entertaining area. The property also boasts a large backyard, providing ample space for various outdoor activities. Furthermore, this home is located in a quiet street in a wonderful neighbourhood. It falls within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, adding to its appeal. Don't miss the opportunity to secure a viewing today, ring Annie on 0418795654.

**KEY FEATURES:**

- 468sqm
- Very unique opportunity in an amazing location
- Character home -original build 1927
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 4 bed
- 2 bath
- Large family living overlooking backyard
- Generous sized bedrooms
- Well positioned kitchen with plenty of storage
- High ceilings
- Double lock up remote garage off ROW
- Jarrah flooring
- Glass doors open up to connect to outdoor entertaining
- Reverse cycle air conditioning
- Reticulated gardens to rear
- Beautiful front porch
- Large undercover outdoor entertaining
- Large backyard
- Plenty of external storage
- Quiet street
- Wonderful neighbourhood
- Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College

**PROPERTY PARTICULARS:** Shire Rates: \$2,089.35 p/a Water Rates: \$1,395.90 p/a City of Vincent