

123 Bourke Street, Leederville, WA 6007

THE PROPERTY EXCHANGE

Sold Townhouse

Thursday, 23 November 2023

123 Bourke Street, Leederville, WA 6007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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0893883988

\$950,000

An obvious choice! You'll love this immaculately presented, surprisingly spacious, light and bright terrace style townhouse that's just perfect for laidback living and easy entertaining! There's space in spades for friends and family to gather; a big, well appointed kitchen when catering for a crowd and you can spread out in style in the oversized private courtyard when it's time to entertain. There's always a quiet spot to relax upstairs in the very spacious, beautifully bright, master bedroom and the minor good sized bedrooms at the back offer a slice of privacy for the master bedroom occupants at the front. Embrace your cosmopolitan Leederville life in this brilliantly convenient 'walk almost anywhere' spot. THE HOME 3 bedroom 1 bathroom Kitchen Dining Living 2 wc FEATURES Perfectly situated in prime cosmopolitan spot Entry foyer Timber and glass insert doors with side panel to front Tiled across ground floor Bi-fold French doors into large, sunny north facing living room with tall timber frame bay windows and gas point Spacious open plan dining area off kitchen with sliding doors to private entertaining courtyard and gas point Generously sized kitchen with ivory cabinetry, stone topped island with breakfast bar seating, 5 burner gas cooktop, stainless steel rangehood, Chef wall oven and grill, Fisher and Paykel dishwasher, huge walk in pantry and adjacent wine racks Ground floor powder room Practical laundry with space for washer and dryer, laundry trough and cabinet, open shelving Laundry chute from upper floor bathroom Fabulously oversized, bright master bedroom with timber frame bay windows with window seating, generous walk in robe and ceiling fan Two spacious double bedrooms, each with built in robe, ceiling fan and picture windows Modern bathroom with rainfall and handheld shower, double vanity, laundry chute and skylight Separate wc Ducted evaporative air conditioning to upstairs Alarm Attic storage OUTSIDE FEATURES Private generous sized front and rear courtyards to enjoy. Light desirable northerly aspect to front garden. Patio for entertaining to rear paved courtyard Neat front gardens with lush, manicured lawn Low maintenance reticulated gardens Drying area Secure storeroom to front Solar hot water system PARKING Driveway gates with secure single carport with space for a second vehicle in tandem for second car LOCATION What a super spot on Bourke Street – the cul de sac end, Britannia Reserve is across the road and Leederville Tennis Club is around the corner! And you're slap bang between vibrant Mount Hawthorn, lively Leederville and bustling North Perth with an endless array of cafes, bars, restaurants, boutique shopping and all the essential neighbourhood amenities. Head up to where Bourke Street meets Oxford Street for bakery treats from Tentazioni Italian Bakery, Café and Kitchen, Pappagallo, Daph's, Pixel Coffee Brewers and of course, everyone's favourite, The ReStore. Try Mount Hawthorn for drinks at The Cabin or Sonny's, and Italian food at Birraz Ristobar, Spritz Spizzichera or Lupolab. Pick up your coffee or enjoy breakfast in North Perth at Angove Kitchen and Espresso Bar, Milk & Co or Stompcoffee. Take a trip around the world in Leederville with Peruvian cuisine at Lima Cantina, Powell's Fromagerie, Tora in Electric Lane for omakase, Bunn Mee or Phat Lon for a taste of Vietnam, Will St or Mon Japanese Bistro. Check out the movies at Luna and what's on at the Leederville Comedy Club. You can be over the footbridge to gorgeous Lake Monger in no time at all for your morning walk, work out at Loftus Recreation Centre or enjoy a swim at Beatty Park Leisure Centre. Public transport is a breeze and both freeway entries are super close. Walk score 82/100 – very walkable. SCHOOL CATCHMENTS West Leederville Primary School Optional intake Mount Lawley Senior High School or Churchlands Senior High School (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020) TITLE DETAILS Lot 2 on Strata Plan 31251 Volume 2081 Folio 373 TOTAL STRATA AREA 291 sq. metres ESTIMATED RENTAL RETURN \$700 per week OUTGOINGS City of Vincent: \$2,180.07 / annum 23/24 Water Corporation: \$1,374.07 / annum 22/23 No Strata Levies Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.