

**126 Powell Street, Joondanna, WA 6060**

THE AGENCY

**Sold House**

Thursday, 29 February 2024

126 Powell Street, Joondanna, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 305 m2**

**Type: House**



Ralph Seymore  
0474111886



Carla Yazmadjian  
0415839588

**\$827,000**

Welcome to 126 Powell Street, a hidden gem in Joondanna where privacy, space and style seamlessly convene. A peaceful retreat, enclosed by a magnificent hedge that must be seen to be believed! This immaculate home is perfect for all, especially young families, with its fully fenced front yard, and location a short walk from St Denis Primary School, and within the Bob Hawke College catchment area. The home also offers a dedicated studio space, which could be used for a home business, playroom, or artist/hobbyist retreat, with its separate entry and generous storage options. Featuring three spacious bedrooms, a large glamorous bathroom, well-appointed kitchen with recently updated Bosch appliances, and a generous living area which opens onto a wonderful alfresco entertaining area, this beauty ticks all the boxes. A formal dining area at the front of the home adds sophistication and could alternatively be used as a separate lounge. Beautifully presented, renovated, and with neutral decor throughout, this is the perfect abode for busy people who just want to move in and relax. Situated within walking distance of Dog Swamp shopping centre and the soon to open and eagerly awaited Emmerson's Cafe, and with all the delights of Mt Hawthorn within easy reach, and only 6km to the CBD, this home offers the best of both worlds: a private sanctuary in a convenient, urban-edge setting. Other features include:

- Evaporative air-conditioning, plus split system in studio
- Gas heating
- 2 garden sheds
- Skylights throughout
- Front and rear reticulation

Deserving of your inspection! \* Nb: The Sellers reserve the right to accept an offer prior to the advertised end date. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.