

**127 Lynn Street, Trigg, WA 6029**



**House For Sale**

Wednesday, 13 March 2024

127 Lynn Street, Trigg, WA 6029

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 247 m2**

**Type: House**



Bec Giles

0892461344

## OFFERS

Get ready to be wowed by this awesome 3-bed, 2-bath tri-level home with lovely surrounding neighbours. It's all about that laid-back "lock-up-and-go" vibe, just a hop, skip, and a jump from Trigg Bushland Reserve and Charles Riley Reserve playing fields. And guess what? The coast is just a short walk away with the most pristine strip of coastline that Perth has to offer. FEATURES TO LOVE • Master bedroom with ensuite including stone benchtops, shower and separate toilet. Walk in robe & private balcony. • A further 2 spacious bedrooms with built in robes. • Plantation shutters throughout. • Main bathroom with stone benchtop, shower and bath. • Powder room on entry level. • Large open plan kitchen with all the amenities you need, dining and living. • Tasmanian Oak floorboards through the living areas. • Carpeted bedrooms upstairs with ceiling fans. • Separate lounge area. • Secure gated front courtyard with intercom, lush gardens, a spacious deck and easy care artificial lawn. • Rear north facing entertaining patio fitted with natural gas for BBQ and an awning for shade. • Laundry located on lower level. • Secure large 2.5 car garage with entry through a remote-control gate facing Charles Riley Rd. Shoppers entrance and under stair storage perfect for wine cellar. PLUS... extra parking for Caravan/boat or 2 extra cars. • Free street parking for guests. • High ceilings • Daiken zoned and ducted reverse cycle air conditioning. • Security doors. • Fibre - node (F2N) NBN internet. • Instantaneous gas hot water system. LOCATION PERKS • Right next door to Cove Café, Best Body Pilates, Pharmacy, fish & chips and a hair salon. • A short stroll to Kitchener Street Deli where the famous Phil will always greet you with a smile. • Peaceful walks through native Trigg bushland. • Walk or ride to be a part of the best surf spot & community in Perth. • Fantastic community sporting facilities at Charles Riley Memorial Reserve. • Golf, Tennis, lawn Bowls? We have it all within walking distance. • Walking distance to a choice of primary schools such as Our Lady of Grace Primary School & North Beach Primary School. • Walking distance to St Marys Anglican Girls School and within the catchment area of Carine High School. • Lovely stroll too many cafes and restaurants along our beautiful coastline. • The exciting Karrinyup Shopping Centre and entertainment hub is around the corner. • Easy access to the freeway, Hamersley Gold Course & Hillarys Boat Harbour - • Ride your bike to Scarborough Beach esplanade. NEED TO KNOW • Built 2007 • 340 sqm strata lot • 247 sqm internal living (incl garage, terrace & balcony) • LOT 24 / STRATA PLAN 051303 • VOL 2673 / FOLIO 381 • City of Stirling OUTGOINGS • Strata - \$1189 per Qtr. (incl \$250 special levy) • City of Stirling 2023/2024 - \$2432.00 • Water Corporation 2023/2024 - \$1500.00 SCHOOL CATCHMENTS • North Beach Primary School 1.6km • Carine Senior High School 3.2km PRIVATE SCHOOLS CLOSE BY • Our Lady of Grace Primary School 1.4km • St Marys Anglican Girls School 1.7km • Hale School for boys 8km • Sacred Heart High School 6.9km • Newman High School 9.3km Trigg is an iconic West Coast location with a unique small community and village feel. Just moments from the relaxing sand, surf and sun. Come be a part of this amazing suburb of Perth. I promise you it will be the best decision you will ever make. For more information please don't hesitate to call me anytime on 0433 777 293.