

**12B Elanora Street, Joondanna, WA 6060**

**BELLCOURT.**

**House For Sale**

Friday, 5 April 2024

12B Elanora Street, Joondanna, WA 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 347 m2**

**Type: House**



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## EOI

From the valet ducted vacuuming to the keyless entry, the smart wiring to the laundry chute, expect the details that you've always wanted in this large family home where every detail, inside and out, has been considered. With 3/4 bedrooms, 2 bathrooms, and a powder room upstairs, along with a spacious sitting room which has access to a wide balcony, space is at a premium. Downstairs, a fourth bedroom is being utilised as a home office, which along with all the rooms has plenty of storage. The open-plan living flows from the raised kitchen area, with a stone-topped island bench, Miele appliances, built-in coffee station, and two ovens. The high-end design features continue through the large dining area and the stunning living room, which opens through stacking doors to an exceptional cedar-lined 'alfresco' area with tiled flooring. An outdoor kitchen with fridges, BBQ, and pizza oven ensures entertaining friends and family is made easy. Brilliantly located on the Joondanna/Mount Hawthorn border, close to The Mezz, cafes, and restaurants, the area is sought after for the schools, parks, and its easy access to the Perth CBD. FEATURES INCLUDE:- Stone countertops- Miele appliances- Steam Oven- Valet ducted vacuum system- Laundry chute- Built-in coffee station- Air conditioning- Large balcony- Built-in and Walk-in Wardrobes- Large garage and storeroom- Solar panels 5KW inverter - Cat5 wiring with NBN to the house Water rates approx. \$1015.14 P/A Council rates approx. \$2423.04 P/A