

**13/45-47 Stuart Street, Perth, WA 6000**



**Sold House**

Friday, 13 October 2023

13/45-47 Stuart Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 244 m2**

**Type: House**



Claude Iaconi  
0412427877

**\$880,000**

UNDER OFFER by Claude Iaconi | Edison Property Offering an abundance of space, floor plan versatility and security, Claude Iaconi of Edison Residential welcomes you to a bespoke tri-level townhome located in the ever-popular Robertson Park locale. Primed for an inner city lifestyle of peak convenience, you'll enjoy a cosmopolitan lifestyle with flexibility and flair on the edge of Perth's CBD and within easy reach of all of the local area's amenities, attractions and transport options. Boasting an impressive 169sqm of internal living space over 3 levels, you'll be impressed by the free-flow floor plan on the ground floor. Ideal for executives, empty nesters or families, a combined living/dining/kitchen offers relaxed living drawing you to a lush and private 42sqm court garden offering superior entertainment options. A sleek gourmet kitchen enjoys gas cook top, a quality ensemble of stainless steel appliances, stone tops, ample storage and bench top space, dishwasher and abundant natural light. A powder room and separate laundry together with direct access to a double lock-up garage adds to the flexibility of this home. The 2nd level offers two spacious bedrooms with BIR's and enjoying balcony access. They are capably serviced by a contemporary bathroom and air conditioning. The top floor boasts an indulgent hotel-style ambiance with a bright, super-sized master bedroom enjoying high ceilings, balcony, walk-in robe and ensuite with floor-to-ceiling tiling and double vanities. Your inspection will reveal a 2008 built, spacious three-bedroom, two-bathroom tri-level townhouse featuring:

**GROUND FLOOR** • Free-flow open-plan living and dining with seamless access to a leafy and private court garden • Sleek stone kitchen with Miele stainless steel appliances, ample storage and built in pantry • Separate internal laundry, powder room, direct garage access and store room

**LEVEL 2** • Two bedrooms (one with a balcony), family bathroom with a bath and floor-to-ceiling tiles • Level 2 terrace provides additional outdoor living flexibility

**LEVEL 3** • A super-sized master bedroom featuring a balcony, ensuite with dual vanities and walk-in-robe • Raking ceilings and abundant natural light

Other impressive features include: • Split system air conditioning / led down lights • Bamboo flooring throughout • Secure complex with intercom • 244sqm gross strata area / 169sqm internal living space • Recently painted and well maintained complex • Driveway access via security gates and your own double lock-up garage + storeroom • Additional Stuart Street parking permits available • Easy stroll to free CAT bus, walk to Perth train and bus station, quick freeway access. • Water rates - \$ 1689.85 pa • Council rates - \$ 2605.71 pa • Strata fees - \$1172.65 p/qtr (all inclusive)

Unit 2 is now under offer so if you're seeking a quality home in a lifestyle hot spot without the price tag, reach out to local expert Claude Iaconi today on 0412 427 877 for more information and to book your viewing.