

**14 Blackford Street, Mount Hawthorn, WA 6016**



**House For Sale**

Wednesday, 10 January 2024

14 Blackford Street, Mount Hawthorn, WA 6016

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



Annie Kowal

0418795654

## OFFERS

This exquisite 1927-built residence presents a haven of classic charm and contemporary comfort in the heart of Mount Hawthorn. Boasting three bedrooms and a spacious family bathroom, this home spans a generous 491sqm block, offering a blend of character and modern living that will captivate a wide range of buyers. Tailored for young professional couples, families, and downsizers, this property enjoys a prime location within walking distance to restaurants, cafés, parks, schools, shops, and public transport. The open-plan design seamlessly connects indoor and outdoor living with large glass doors leading to a huge, pitched patio over a timber deck, ideal for gatherings. The expansive outdoor living space overlooks a beautifully landscaped backyard, creating a serene oasis for relaxation and enjoyment. The well-appointed kitchen, complemented by Jarrah flooring and overlooks the lush backyard, making meal preparation a delight. The master bedroom boasts high ceilings and a gas fireplace adding warmth and character to the home. Enjoy the convenience of a lock-up, powered home office or workshop, perfect for creative endeavours or professional use. Reverse cycle air conditioning ensures year-round comfort, while double off-street parking and a rear shed provide practicality and ample storage. Positioned in a serene and sought-after locale, this residence is within the coveted catchment zone for Mount Hawthorn Primary School and Bob Hawke College, offering an exceptional lifestyle surrounded by amenities, parks, schools, and transport links. Embrace the charm, functionality, and character of this Mount Hawthorn gem. Contact Annie today on 0418 795 654 to book a viewing. KEY FEATURES: • 491sqm • Original build 1927 • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • 3 bedrooms • 1 spacious family bathroom • Generous sized bedrooms • Master bedroom with floor to ceiling built in robes • Gas fireplace to 2nd living or 3rd bedroom • Separate laundry • High ceilings, Jarrah flooring • Large glass doors open up to connect to outdoor entertaining • Huge pitched patio over a timber deck • Reverse cycle air conditioning • Large well designed backyard-perfect for kids and dogs • Lock up and powered home office, play area or workshop • Beautiful curb appeal • Light and bright-northern rear • Quiet street • Wonderful neighbourhood • Landscaped gardens • Double off-street parking • Rear shed for storage • Good sized kitchen overlooking backyard • Leadlight windows and doors • Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College PROPERTY PARTICULARS: Shire Rates: \$2,226.46 p/a Water Rates: \$1,867.10 p/a City of Vincent