

# 146B Green Street, Joondanna, WA 6060

## Duplex/Semi-detached For Sale

Wednesday, 17 April 2024

146B Green Street, Joondanna, WA 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



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## UNDER OFFER

Nestled away from the hustle and bustle of Green Street and facing Eanun Lane, this charming duplex is more than just a home it's a lifestyle upgrade waiting to happen. Whether you're craving your own place for the first time, downsizing, or looking for a savvy investment, this property promises endless possibilities. And the best part? There are no strata levies which is a bonus! Here you're in charge of your own destiny so let's take a closer look at what could soon be your envy invoking haven.

**THE HOME** 3 bedroom 1 bathroom Kitchen Living / dining Laundry 1 wc

**FEATURES** Secure pedestrian gate access Single level duplex with no strata levies Carpet to bedrooms and timber look flooring to living and dining areas Master bedroom including built in robe and reverse cycle air conditioning Bathroom including single basin vanity shower and separate bath Separate wc Double sized bedroom two including built in robe and ceiling fan Good sized bedroom three including reverse cycle air conditioning Well appointed kitchen including gas cooking appliances and stainless steel oven Open plan living and dining overlooking alfresco Laundry with direct access to drying area

**OUTSIDE FEATURE** Easy care courtyard garden to enjoy with expansive deck Feature wall with custom street artwork Storeroom

**PARKING** Single carport and second car bay

**LOCATION** Centrally located with a walk score of 72/100 'very walkable' within close proximity to the array of delights on offer on Mount Hawthorn's café strip, the Mez, the Pirate Bar and Glendalough Train Station. Near Les Lilleyman Reserve and Braithwaite Park and approx. 6km to the CBD.

**SCHOOL CATCHMENTS** Optional Tuart Hill Primary School or Osborne Primary Schools Optional Bob Hawke College (year 7 intake started 2020) or Dianella Secondary College

**TITLE DETAILS** Lot 4 on Strata Plan 17262 Volume 1988 Folio 933

**STRATA INFORMATION** Internal: 73 sq. metres External: 148 sq. metres Total 221 sq. metres

**ESTIMATED RENTAL RETURN** \$550 - \$590 per week

**OUTGOINGS** City of Stirling: \$1,569.55 / annum 23/24 Water Corporation: \$1,127.64 / annum 23/24 No Strata Levies, common insurance only

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.