

**16 Wattle Street, South Perth, WA 6151**

ian hutchison

**Sold House**

Friday, 15 September 2023

16 Wattle Street, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Steve Lally  
0894742200

**\$1,780,000**

Wattle on up before it's gone! You won't want to miss this! Located in one of South Perth's most sought after family streets within walking distance to Wesley College and the Angelo Street shopping / cafe/ restaurant precinct. Beautifully presented 3 x 2 home, plus a study, a pool, a separate studio / guest room and double garage with side and rear access to the house. A lovely front verandah is the perfect spot to sit back and overlook the private landscaped established garden. Upon entry is a vaulted ceiling with the Master bedroom to the right. To the left is the formal lounge and formal dining with access to the backyard. There are numerous windows in this space allowing for lots of natural light. The Master has a walk in robe with semi ensuite. A separate WC. The laundry is a good size with side access. At the rear of the home is the sunken living room, informal dining room with access to the backyard and below ground swimming pool and studio/guest room. The kitchen is spacious with a breakfast bar, lots of natural lighting thanks to the large windows that look out to the covered patio/gazebo. Upstairs (with under stair storage) is a study/sitting area, bedrooms 2 and 3 with built in robes, a bathroom and a separate WC. All of this sits on a 546sqm block. **ADDITIONAL FEATURES INCLUDE:** • Reverse cycle air conditioning • Reticulated gardens • Gas cooktops • Crim safe security screens Council Rates: \$3,103.21 pa Water Rates: \$1,566.86 pa