

**161A Cape Street, Tuart Hill, WA 6060**

THE AGENCY

**Sold House**

Tuesday, 5 September 2023

161A Cape Street, Tuart Hill, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 271 m2**

**Type: House**



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**\$550,000**

Introducing a captivating gem in the heart of Tuart Hill! Nestled in a sought-after location, this magnificent 2-storey townhouse is ready to charm you with its contemporary design and impeccable features. Welcome to a home that effortlessly blends comfort, style, and convenience. Step inside and be greeted by the ground level's expansive layout. A large modern kitchen awaits, boasting sleek finishes, ample storage, and top-of-the-line appliances that will surely inspire the inner chef in you. The spacious open plan living area seamlessly connects with the private courtyard, allowing an abundance of natural light to flood the space, creating a seamless indoor-outdoor flow—a true haven for relaxation and entertainment. Venture upstairs to discover three generously-sized bedrooms, offering a peaceful retreat for you and your loved ones. Each bedroom exudes comfort and is complemented by the modern bathroom, featuring elegant fixtures and finishes that add a touch of luxury to your everyday routine. Some of the incredible features include:

- Indulge in the perfect balance of comfort and convenience in this stunning home's spacious bedrooms. Each generously sized bedroom boasts built-in wardrobes, carpeted flooring, air conditioning and ample natural light.
- The bright and airy family open plan living and dining area make a striking first impression that sets the tone for the rest of the home.
- The large kitchen, complete with modern benchtop, free standing cooktop and oven, is a culinary haven that any aspiring chef will adore. Storage is never an issue with lots of cabinet space.
- The modern bathroom, with vanity, shower, bathtub and toilet is tastefully designed to ensure maximum comfort.
- Separate toilet downstairs for your guests
- Indulge in the convenience of a modern laundry with plenty of space for your washing machine and dryer.
- Ambient lighting in the living areas create a warm and inviting ambiance, while the ceiling fan ensures you stay cool in the summer.
- This home boasts a private covered outdoor courtyard area that is perfect for entertaining guests or simply enjoying the fresh air.
- Lockup Storage room
- The gated single carport and paved front courtyard provides ample space for vehicles and storage

**Local Highlights:**

- Enjoy the proximity to local parks such as Grenville Reserve across the street, providing a serene environment for outdoor activities and leisurely strolls
- Families will appreciate the availability of esteemed schools like Tuart Hill Primary School and Osborne Primary School, ensuring quality education for children of all ages.
- When it comes to shopping, you'll be delighted to find yourself within easy reach of the vibrant retail hub at Dog Swamp Shopping Centre. Here, you'll discover a variety of shops, supermarkets, and dining options to cater to your every need.
- When it comes to dining out or grabbing a cup of coffee, you'll be delighted by the array of local cafes and restaurants in the area. Explore the vibrant culinary scene with popular options such as Urban Grind, offering delicious breakfast and brunch fare, or indulge in authentic Italian cuisine at Caffé Amaretto.
- Commuting to the city is a breeze with convenient transport options available. Enjoy quick and easy access to public transportation, ensuring a stress-free journey to the bustling city centre.

In addition to being an ideal choice for first home buyers, families, and investors, this remarkable townhouse offers an attractive proposition due to its current lease agreement. The property is currently leased out at \$500 per week until November, with the tenants expressing their satisfaction and willingness to extend the lease. Don't miss out on this exceptional townhouse! Contact us today to arrange a viewing and experience the epitome of modern living in Tuart Hill.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.