

17 Daphne Street, North Perth, WA 6006

THE PROPERTY EXCHANGE

House For Sale

Tuesday, 21 May 2024

17 Daphne Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 341 m2

Type: House



Ingrid Bradshaw
0893883988

Early \$1 millions

Step into light and space! A surprisingly spacious, well designed home in a brilliantly convenient cosmopolitan, close to everything spot this family friendly pocket of North Perth has to offer. Relaxed living and easy entertaining is the name of the game with spacious open plan spaces on the ground floor spilling out to a generous paved terrace at the rear with room to invite all your friends. Cook up a storm in the huge kitchen, dine alfresco under the gazebo, or just kick back and enjoy the peace and quiet in your own backyard. Easy to live in now and perfect for couples, families, downsizers, with plenty of scope to add value and your own stamp of style. This one is a cracker!

THE HOME 3 bedroom 1 bathroom Kitchen Living / dining Study 2 wc Laundry Built approximately 1989

FEATURES Lovely modern style Federation home in brilliant central North Perth location Double gable and wraparound verandah to front Traditional style hallway with ceiling rose, archway and corbels, Beautiful custom stained glass leadlight windows throughout hand crafted by previous owner Generous master bedroom with picture window, double built in robes and ceiling fan Bedroom two with stained glass leadlight window and built in robe Bedroom three with French doors to verandah at front, built in robe and ceiling fan Good sized bathroom with separate bath, shower, vanity, wc Beautiful stained glass leadlight door into open plan spaces Spacious, bright and airy open plan living area with ceiling rose, door out to alfresco / rear garden Dining area with timber floor, stunning stained glass leadlight windows Huge kitchen with white cabinetry and counters, brand new gas cooktop and oven, corner pantry, big window overlooking rear gardens and terrace Bright, sunny upper level retreat / study or home office with raked ceiling and timber flooring Understairs storage Laundry with space for washer and dryer with access to drying area Security screen door at front

OUTSIDE FEATURES Verandah to front, brick paving, mature trees to front garden Wraparound verandah to rear garden, terrace, garden beds with mature trees Gazebo Separate drying area

PARKING Single carport plus additional second parking bay adjoining

LOCATION It's the centre of everything just an easy stroll to the buzzing fabulous Angove Street café and shopping precinct and also easy access to the vibrant Mount Hawthorn, lively Leederville, bustling Mount Lawley with an endless choice of cafes, bars, restaurants, boutique shopping and essential neighbourhood services. Superb restaurants, gorgeous coffee shops, cool bars and wonderful boutique shopping. It's walking distance to North Perth Primary, the bowling club, tennis club, men's shed, community garden, Woodville Reserve and North Perth Plaza. Public transport is a breeze and you're just minutes from the vibrant hubs of Leederville, Mount Hawthorn and Mount Lawley. Plus, it's just 3.4km into the heart of the city. Walk score 87.

SCHOOL CATCHMENTS North Perth Primary School Mount Lawley Senior High School

TITLE DETAILS Lot 45 on Plan 1823 Volume 1740 Folio 373

LAND AREA 341 sq. metres

ZONING GR30

ESTIMATED RENTAL RETURN \$800 - \$850 per week

OUTGOINGS City of Vincent: \$2,424.06 / annum 23/24 Water Corporation: \$1,550.94 / annum 23/24

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.