

# 17 Orange Avenue, Perth, WA 6000



## House For Sale

Thursday, 30 May 2024

17 Orange Avenue, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 222 m2**

**Type: House**



Nadija Begovich  
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Dan Broad  
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## Expressions of Interest

The Perth Property Co. is thrilled to present 17 Orange Avenue, Perth. A classic 1920s semi-detached character cottage with two bedrooms, one bathroom and off-street parking for two cars on a handy 222sqm lot, all situated a mere amble from the heart of the City. Perched at the cusp of the City's limits, surrounded by Northbridge and other popular entertaining destinations, and in the catchment area of popular schools too, this abode offers so much potential for a fun and exciting lifestyle! A classic central hallway greets you when you first enter 17 Orange Avenue, providing just a hint of the endearing archetypical features of its era, like the high ceilings and polished wooden floors. As you move into the home you discover two well-proportioned bedrooms both with original fireplace and both featuring exquisite drapes, ceiling fan and RC air-conditioning. In good proximity to the bedrooms is a deliciously renovated bathroom with modern themes that provides a stone top vanity, ceramic basin, glazed subway tiles, plus separate bath and shower. Alongside the bathroom is a separate WC and opposite is a concealed laundry. Beyond the bedrooms and bathroom is a dining room or separate sitting room/home office with RC air-conditioning which leads through to the kitchen. The trendy kitchen is a haven for culinary adventure with stone benchtops, gorgeous glazed tiled splashback to ceiling height, dishwasher and stainless-steel appliances, plus crisp white cabinetry and good storage. The kitchen flows onto a sizable living/dining area with attractive hardwearing wood-look hybrid floors, RC air-conditioning, modern lighting and heaps of natural light bursting into fill the space thanks to the double glass sliding doors that open onto the rear courtyard. Outside you find a comforting and calming private rear yard, with a brick paved and covered alfresco, pretty gardens, and a bespoke modular wall with acoustic noise reducing properties. Moving to the front of the home and you have an instantly recognisable silhouette, a familiar front porch, and a secure front courtyard thanks to the brick and picket wall. Beyond the wall is dual off-street verge parking spaces. In a superb location with so much convenience on offer, this mighty home will appeal and impress. Call Nadija (0417 903 990) or Dan (0422 422 216) now to find out more. Features: Other Information: Built: Circa 1920s Size: 222sqm Water Rates: \$1374.18 Council Rates: \$1994.54 Approximate Distances: Northbridge Entertaining Precinct 500m Hyde Park 600m Highgate Primary 700m Perth CBD 1.0km Mt Lawley Senior High 2.5km Disclaimer: The information provided in this advertisement is for general information purposes only and is based on information provided by the Seller and may be subject to change. School zones may also change. No warranty or representation is made by the agency as to the accuracy of the above information (including school zoning) and interested parties should make their own independent enquiries.