

173 Central Avenue, Mount Lawley, WA 6050



House For Sale

Friday, 1 December 2023

173 Central Avenue, Mount Lawley, WA 6050

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 281 m2

Type: House



Scott Fletcher

0864015800

End Date Sale

This home commands a super-unique location. With direct gated access to almost the middle of Brear Park, it's as though this double story, contemporary residence comes with its very own parkland. Set back off the street and behind another home, this gorgeous four-bedroom, two-bathroom home offers tranquillity on the Mt Lawley side of Central Avenue. The layout of this home is ideal for families as there's plenty of separation between the living areas and bedrooms. Through the welcoming double-height entry, a spacious formal lounge sits on the right, and the fourth bedroom on the left would make an ideal home office overlooking the park. A staircase invites you to venture upstairs, where you'll find leafy park views, a family bathroom and three bedrooms, including the primary bedroom with an ensuite. Engineered timber flooring throughout, a rendered exterior, window shutters and wrought-iron fencing add French flair to the many surrounding Federation heritage homes in this affluent, established neighbourhood. Downstairs, open-plan living/dining and a modern kitchen inspire family get-togethers flowing out to alfresco dining beneath the gabled patio set within a private easy-care garden with a lawn surrounded by fruit trees. Direct access to Brear Park with no roads to cross offers your little ones and pets even more space to play without any maintenance required on your part. In such an easy-care home, you'll have plenty of opportunities to explore this prime location where you're only a stroll away from a cafe, bar and shops on the corner of Central Avenue and Clifton Crescent, plus a plethora of options on Beaufort Street. Many move to the area just for the schools, and you're in the catchment for Mt Lawley Primary and Senior High schools and only a short distance from Perth College and Edith Cowan University. You could be teeing off at the Mt Lawley Golf Course or in the heart of Perth's CBD in just a few minutes. Features you'll love include:

- French provincial-inspired home with 4 bedrooms, 2 bathrooms, 3 WCs
- Open-plan living and dining leading to alfresco dining
- Modern kitchen with stainless steel appliances, granite benchtop and splashback, bench seating and a walk-in pantry
- Spacious formal lounge
- Three good-sized bedrooms upstairs with built-in robes, primary with an ensuite
- Upstairs family bathroom with a bathtub and a separate toilet
- Fourth downstairs bedroom
- Separate laundry with storage and a shopper's entrance
- Engineered timber floorboards throughout
- Split-system and ducted air-conditioning and ceiling fans
- Welcoming double-height entry facing Brear Park, with direct park access
- Patio with a gabled roof and a ceiling fan, with raised garden beds and fruit trees
- Single lock-up garage with aggregate concrete, storage, workbench and additional car-space
- Rear double-storey home on 281sqm with rear laneway remote-controlled gated access from 5th Avenue
- Catchment of Mt Lawley primary and senior high schools
- Walking distance to cafes and shops on Central Avenue and Beaufort Street

Council Rates: \$2,441.58 • Water Rates: \$1,725.77

So, if you have been on the hunt for something special, unique, comfortable, spacious and stylish, you may have just found your dream park-side family home right here in Mount Lawley. For more information, please don't hesitate to contact Scott Fletcher on 0412 181 122. To be sold via End Date Sale with all offer presented on or before Saturday 16th December at 5pm. The Seller reserves the right to sell at anytime prior to the advertised End Date.