

# 182 Reynolds Road, Mount Pleasant, WA 6153

nascent  
property co.

## House For Sale

Friday, 3 May 2024

182 Reynolds Road, Mount Pleasant, WA 6153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 421 m2**

**Type: House**



Luke Langford

0493672956

## UNDER OFFER!!!!

This hillside mid-century home offers stunning views of the Darling Ranges from an easily maintained 421sqm block. The property is characterized by beautifully landscaped gardens, which add to its overall charm and curb appeal, creating a serene and picturesque home. You will fall in love with this beautifully renovated character home! Don't miss this opportunity to live near the river and close to all amenities. This Mount Pleasant home is perfect for those wanting to purchase their first home in this ideal suburb or downsize without compromising on location. Carefully renovated while retaining original features such as wooden floorboards and beautiful wood beam ceilings, this surprisingly spacious 3-bedroom home with a stylish renovated bathroom is a must-see! The open-plan living area offers a generously sized place to gather. Entertaining is made easy with the renovated kitchen, which complements the family area. Watch the kids play in the large front yard and lovely gardens while also benefiting from two water tanks! The lounge is a striking space within the home, featuring floor-to-ceiling windows that provide abundant natural light and high ceilings that create an open and airy atmosphere. Additionally, its elevated position on the hill captures refreshing sea breezes, extending to the dining area, adding to the overall comfort of the living space. But there's also a hidden secret. Underneath the main living area, there is a multifunctional space suitable as an office or studio, games room, or teenagers' retreat, and there are many possible additions here. With the laundry also located here, you could renovate to add another bathroom! Consider adding a stairwell to connect to the main living. **THE LIFESTYLE YOU WILL LIVE** Being just over 3 minutes from the water's edge of Deep Water Point Reserve & Dome on the Esplanade is something special. Additionally, being a very short commute (just a few minutes' drive or a leisurely stroll) away from the plethora of culinary delights found within the Mount Pleasant/Applecross established café and restaurant zones makes this a location to be desired and sought after. Situated in a prestigious suburb within a short commute of the city and river makes this an opportunity to be seriously considered. Along with being 20 minutes' drive to the international & domestic airports and merely 5/10 minutes to shopping facilities, medical centers, quality schools & Curtin Uni/Technology Park, etc., this property should check all the "location" boxes for any discerning buyer! **ESTIMATED RENTAL RETURN** This house has the potential to yield a rental income of \$750 per week in the current market. It is an excellent option for investors seeking a low-maintenance investment property. **THE DETAILS YOU WILL NEED:-** Block: 421sqm Survey Strata - No Strata levies- Age: 1962 Water service fee \$1,051.80 a year Melville City Council Rates 2023/2024 \$1,678.08 Don't miss out on the opportunity to call this dream home your own. For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or [luke@ascentpropertyco.com.au](mailto:luke@ascentpropertyco.com.au). Please note: All dimensions and measurements, including those on the floor plan, are approximations. Buyers are encouraged to rely on their measurements while visiting the property. Distances to amenities are also approximate and sourced from Google Maps. All estimated outgoings are subject to change without prior notice.