

**19 Austen Lane, Leederville, WA 6007**

**Realmark**

**Sold House**

Thursday, 19 October 2023

19 Austen Lane, Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 226 m<sup>2</sup>**

**Type: House**



Adam Iles

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**\$1,255,000**

What we love..... is the private and tranquil laneway setting that this quality 3/4 bedroom 2 bathroom two-storey home so impressively occupies, hidden away from the hustle and bustle of the big smoke whilst offering stylish modern low-maintenance "lock-up-and-leave" living for all involved... are the splendid city views that will "wow" you from the tiled front balcony off the huge king-sized master-bedroom suite upstairs, complemented by a walk-in wardrobe and a large ensuite bathroom – shower, toilet, stone vanity, heat lamps and all... is the versatile fourth bedroom – or study – that stands alone on the ground floor off the entry, complete with a ceiling fan and its own split-system air-conditioning unit, allowing you to decide how you want to live... is a single foyer door that shuts off the light, bright and spacious open-plan family, dining and kitchen area off from everything else, before it seamlessly spills outdoors (via two separate sliders) to a generous north-facing rear entertaining courtyard where a remote-controlled awning helps protect you from the elements... is the magnificent convenience of being able to live only walking distance away from bus stops, lush local parklands, Loftus Recreation Centre, the Beatty Park Leisure Centre and the buzzing Oxford Street café, bar, restaurant and entertainment precinct in the heart of Leederville, with top schools, shopping options, the freeway, Leederville Train Station, the Perth CBD and the surrounding cultural hubs of Mount Hawthorn, North Perth, Mount Lawley, West Leederville and more all just a matter of minutes from your front doorstep themselves – what a spot

What to know  
A gated entry courtyard doubles as a serene place to sit and relax with a drink in hand, adjacent to easy-care reticulated gardens. Gleaming wooden floorboards grace the lower level and staircase, with carpet to the upstairs living/retreat area, the master bedroom, a huge second bedroom with built-in double robes and a sublime city vista to wake up to and a large third bedroom with a built-in robe of its own. Also on the top floor is the light-filled main bathroom and its shower, separate bathtub, toilet, stone vanity and heat lamps. The main downstairs hub is also filled with plenty of natural light and has a gas bayonet for heating, an under-stair storeroom, sparkling stone bench tops, tiled splashbacks, double sinks, a storage pantry, a stainless-steel five-burner Bosch gas cooktop, a Bosch oven, a stainless-steel Bosch range hood, a stainless-steel Bosch dishwasher and an integrated range hood of the same brand. Extras include a laundry (with under-bench storage and a separate toilet) off the kitchen, a side drying courtyard off the laundry, Daikin ducted and zoned reverse-cycle air-conditioning, a security-alarm system, an audio-intercom system to the front gate, feature ceiling cornices, down lights, a feature entry door, a new gas hot-water system, Foxtel connectivity and a remote-controlled double lock-up garage with internal shopper's entry and courtyard access. Your own secluded gated sanctuary awaits.

Who to talk to  
Set Date Sale 7:00pm - 1st November 2023. The seller reserves the right to accept an offer prior to the close. To find out more about this property you can contact agent Adam Iles on 0423 470 600 or by email at ailes@realmark.com.au

Main features- 4 bedrooms, 2 bathrooms- Gated entry courtyard- Upstairs and downstairs living areas- Versatile 4th bedroom or study on the ground floor- City views from upstairs- Huge master suite with a balcony- Private rear north-facing outdoor-entertaining courtyard with a remote awning- Ducted and zoned reverse-cycle air-conditioning- Double lock-up garage, with internal shopper's entry