

2/25 Baird Avenue, Nedlands, WA 6009

DUET

House For Sale

Monday, 15 April 2024

2/25 Baird Avenue, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 195 m2

Type: House



Michelle Kerr
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Jake Polce
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MARKET PREVIEW

THE FEATURES YOU WILL LOVE: Only 12 months old and bursting with style and pizzazz, this single level stunner is all about convenience and ease. The main living area is an entertainer's delight with a superb central island bench large enough for entertaining family and friends. A sun dappled alfresco flows out from the space, the perfect spot to while away the afternoon or evening. Three generous bedrooms all with superb storage provide plenty of options. An enormous double lock up garage provides all the room you need for both cars and storage.

THE LIFESTYLE YOU WILL LIVE: Movies, shops, cafes, transport and more. This character stunner is a hop, skip and jump to everything you could need. Imagine walks to your favourite film followed by dinner at your favourite restaurant. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach.

THE DETAILS YOU WILL NEED: Council Rates: \$1,570.68 per annum
Water Rates: \$1,329.06 per annum
Strata Fees: N/A (Survey Strata)
Land Area: 195 m²
Build Area: 156 m² (Inc garage and alfresco)