

2/25 Brentham Street, Leederville, WA 6007



House For Sale

Friday, 5 January 2024

2/25 Brentham Street, Leederville, WA 6007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jon Tomkinson
0410602712

Offers from mid \$800k's

GRAND OPENINGS SATURDAY the 6th & SUNDAY the 7th of January from 11:00am - 11:30am Jon Tomkinson and The Agency are proud to present to market.. 2/25 Brentham Street, Leederville!..This striking street-front townhome, with it's own driveway, set in a fabulous location, provides for a wonderful lifestyle, and is thoughtfully designed, for ease of living. A spacious entry, positioned below a soaring void gives the feeling of grandeur. Beautiful wood floors adorn the spacious, functional, downstairs living. The open-plan kitchen with breakfast bar, and adjoining meals area positioned toward the rear of the floorplan. The shopper's entry door from the rear of the garage brings you into the kitchen, and here is where you'll also find the separate downstairs powder and laundry room, enjoying direct access to the drying court. Seamless indoor/outdoor living is a breeze with the living room and picturesque front courtyard perfectly aligned and integrated via sliding glass door. The home enjoys a beautiful outlook to the magnificent streetscape, from the downstairs living space, the upstairs bedrooms, and also from the front courtyard, surrounded by lush greenery. The perfect place to relax and unwind after a busy day. Upstairs and off the landing and hall are the three spacious double bedrooms with built in robes, and semi-en-suite bathroom with separate bath and shower. There is a second separate water closet, located off the hall. The master bedroom and bedroom two both enjoy wonderful views of the pretty, tree-lined streetscape. The property is envitably located, in a prime position, just a short stroll to the expansive parklands and sporting facilities of Britannia Reserve, and on to beautiful Lake Monger. It's just a short walk to the vibrant shopping and entertainment precinct of Oxford Street, filled with funky bars, cafes, and eateries. It's also only a 10 minute walk to the cafe and restaurant strip of Mount Hawthorn, and The Mezz Shopping Centre. While Dejaxo Cafe and Bakery is only a 300 metre stroll away. Be sure to view this premium property, that can only be described as the perfect lifestyle opportunity. Some fantastic features include;- 3 Double bedrooms with built-in-robes- Spacious living and adjoining meals area, enjoying quality timber floors and bathed in natural light- Open-plan kitchen with lots of storage, tiled splash back, stainless steel appliances, spacious corner pantry and breakfast bar- Tranquil, paved, front courtyard with water feature and pond adjoins the living room for seamless indoor/outdoor living and entertaining- Separate downstairs powder room - Spacious master bedroom overlooking the streetscape- Semi-ensuite bathroom enjoying separate shower and bath and quality fixtures and fittings- Separate toilet off the hall upstairs - Cavernous under stairs storage space - Laundry room with direct access to drying court- Single lock up garage with automatic door and storage space along one side - Reverse cycle air conditioning

By the numbers;- Build year is 2004- Downstairs living: 78m²- Upstairs living: 61m²- Outdoor living: 71m²- Total property area: 210m²- Council rates: \$2000 per annum (approx)- Water rates: \$1400 per annum (approx)- Strata levies: \$450 per quarter (made up of \$375 admin. & \$75 reserve)

Lifestyle attractions and amenities close by;- The Mezz Shopping Centre (800m)- Dejaxo Cafe (300m)- Oxford Street Leederville Entertainment Precinct (1.3km)- Mount Hawthorn Cafe Strip (700m)- Loftus Recreation Centre (1.5km)- Britannia Road Reserve (200m)- Lake Monger (900m)- Aranmore Catholic Primary School (100m)- Angove Street Cafe Strip North Perth (2.2km)- Perth City Centre (3.4km)

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