

**2/45-47 Stuart Street, Perth, WA 6000**



**Sold House**

Friday, 22 September 2023

2/45-47 Stuart Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 247 m2**

**Type: House**

**\$1,080,000**

This chic tri-level townhouse is an inner-city treasure. Situated opposite Robertson Park, your metres away from cafés and on the edge of Northbridge, brimming with multicultural cuisine, shopping and close proximity to public transport options including the free CAT bus. This three-bedroom, two-bathroom home enhances its living spaces with a ground-floor courtyard accessed via both bifold doors and sliding door from the open-plan kitchen, living and dining area. Imagine the year-round entertaining you could do here, especially with such easy access to the gourmet kitchen decked out with Miele stainless steel appliances. For a change of scenery, head upstairs to the terrace overlooking Robertson Park featuring a pitched cedar-lined ceiling with a fan, a heater, LED lighting and a gas point perfect for BBQs. Balconies accessed from the second and primary bedrooms create additional living spaces with park views. The entire top floor is dedicated to the generous master suite with vaulted ceilings, a walk-in robe and an ensuite with an oversized shower and double vanities. The floor configuration offers separation and flexibility for families and professionals seeking an inner-city lifestyle and plenty of space for living, relaxing and entertaining. This light-filled townhouse features bamboo flooring, a separate laundry, a family bathroom with a deep bathtub, a powder room on the ground floor and a lock-up double garage with two parking permits. From this premium location, you can stroll to Hyde Park, and you're only moments from Woolworths, IGA, Perth's CBD, Leederville, Beatty Park Leisure Centre, Edith Cowan University and Perth College - plus you're in the catchment for Highgate primary school and Mount Lawley senior high school. Features you will love:

- Built in 2008
- Three-bedroom (with built-in robes), two-bathroom tri-level townhouse
- Spacious open-plan living and dining with access via bi-fold doors/sliding doors to a private paved courtyard
- Gourmet kitchen with Miele stainless steel appliances, overhead cupboards and built in pantry
- Level 2 - two bedrooms (one with a balcony), family bathroom with a bath and floor-to-ceiling tiles
- Level 2 terrace with a pitched cedar-lined ceiling with a fan, heater, gas point & LED lighting
- Level 3 is dedicated to the master suite with a balcony, ensuite with dual vanities with floor-to-ceiling tiles
- Bamboo flooring through-out
- Split system air conditioning throughout
- Downstairs powder room, separate laundry with garage access, under-stair wine rack
- 247sqm strata area, 204sqm internal living space
- Freshly painted and very well maintained complex
- Driveway access via security gates and your own double lock-up garage
- Additional Stuart Street parking permits available through the strata
- Free CAT bus available and plenty of transport options nearby including Perth train station and Wellington bus station
- Council rates - \$2605.71pa
- Water rates - \$1549.03pa
- Strata fees - \$1219.00pq (admin + reserve)

Situated in a well-maintained complex, this immaculately presented property is an ideal investment. Connect with Chris Pham today for more information 0448 777 511.