

**2/94 Kathleen Street, Bassendean, WA 6054**

**Professionals**

**House For Sale**

Thursday, 13 June 2024

2/94 Kathleen Street, Bassendean, WA 6054

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 314 m2**

**Type: House**



Nic Pulvirenti  
0893783311

## UNDER OFFER!

\* NOTE: THIS HOME NEEDS TO BE SOLD QUICKLY - OFFERS MAY BE PRESENTED ASAP\* Offers in the mid \$800,000's  
NIC PULVIRENTI of the Professionals Wellstead Team is excited to present this stunning 4 bedroom - 2 bathroom - 3  
toilet modern family home on the highly sought after TOWN SIDE of Bassendean! Boasting an absolute stunning design  
from the outside in, you really can't help but feel right at home here at 2/94 Kathleen Street. Featuring beautiful timber  
flooring, reverse cycle ducted air conditioning and a well thought out floorplan just to name a few key features of this  
brilliant Bassendean abode! Spacious and equipped with everything a growing family may need, this home actually offers  
a relatively low-maintenance with little to look after front nor back. This property could also present as the perfect lock  
and leave all whilst being situated sub 7 minutes to the Perth Airport! THINGS YOU'LL LOVE!:- Open plan living, dining &  
kitchen - Reticulated gardens & lawn - Security doors & roller shutters - Security alarm system - Daikin reverse cycle  
ducted air conditioning - Additional downstairs reverse cycle split system air conditioner - Well equipped kitchen with  
900mm stainless steel appliances, dishwasher, built in pantry, built in countertop bin & ability for plumbed in fridge -  
Downstairs powder room - Main bedroom with walk in robe & private ensuite - Three good-sized minor bedrooms with  
built in robes - Main upstairs bathroom with separate shower, bath & single vanity- Ducted vacuum system - Understairs  
"Harry Potter" storage space - Roof cavity storage space - Great sized, low maintenance outdoor area with synthetic  
summer breeze turf, gas point for bbq and abundance of fruit trees including (chinese lime, avocado, mandarin, blueberry  
bush, mulberry, red apple, green apple, orange & Lilly pilly tree. Not only is this brilliant property extremely well equipped,  
it's also situated in an absolutely ideal spot, located literally walking distance to the Cyril Jackson Senior Campus, Ashfield  
Primary School, local parks & public transport! Situated just minutes from The Bassendean Train Station, Local shops,  
Cafes, just 7 minutes to the Perth Airport (great for FIFO workers) and sub 20 minutes from Perth CBD. You're also  
located just minutes to all the following; Approximate Distances: Cyril Jackson Senior Campus - 3 minute walk Cyril  
Jackson Public Park - 3 minute walk Ashfield Primary School - 700m away (8 minute walk) Ashfield Reserve & sports club  
- 600m (7 minute walk) The Bassendean Hotel - 3 minute drive Old Perth Road Cafe & Bar Strip - 3 minute drive  
Bassendean train station - 3 minute drive The Magical Swan River - 3 minute drive Sandy Beach Reserve - 3 minute drive  
Bassendean Oval - 4 minute drive Bassendean shopping village - 4 minute drive Historical Guildford Town - 7 minute  
drive The magical Swan Valley - 7 minute drive Perth Airport - 7 min drive Perth CBD - 18 min drive or 17 minute train  
ride Additional Information: Built: Approx 2008 Construction: Brick & tile roof Council Rates: Approx \$2,462.65 PA Water  
Rates: Approx \$1,374.18 PA Get in touch with NIC PULVIRENTI today!