

**2 Lupin Hill Grove, Nedlands, WA 6009**

**DUET**

**Sold House**

Wednesday, 11 October 2023

2 Lupin Hill Grove, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Michelle Kerr  
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**\$1,650,000**

**THE FEATURES YOU WILL LOVE:**Flooded with light and space, this low maintenance luxury home may be just what you need to simplify your life! Built overlooking the greens lawns of Dot Bennett Park, and walking distance from QE2 and Hollywood Hospitals the home is perfectly positioned to take advantage of everything the area has to offer. Generous downstairs living areas are joined by a spacious kitchen and sun filled alfresco, the ideal place to enjoy that morning coffee. Upstairs, the Master Suite also enjoys views across the park while the minor bedrooms are located at the rear separated by an open study area. Big on space but not on gardening, this is the answer for those looking for lifestyle without the headaches.**THE LIFESTYLE YOU WILL LIVE:**Long leisurely walks to Kings Park, movies at the Somerville or maybe a quick coffee on Hampden Road. This location is certainly your gateway to an unbeatable lifestyle. Surrounded by the area's best schools, Perth's major hospitals and UWA, you will want for nothing. Couple this with great access to both trains and buses and you will have a ticket to anywhere. **THE DETAILS YOU WILL NEED:**Council Rates: \$3,007.23 per annumWater Rates: \$1,984.90 per annumLand Area: 225m2Build Area: 280m2 (inc garage, balcony & alfresco)