

**20 Trott Road, Lesmurdie, WA 6076**



**Sold House**

Tuesday, 27 February 2024

20 Trott Road, Lesmurdie, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1537 m2**

**Type: House**



Nigel Aldridge  
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**\$725,000**

The home, located on very flat corner block in a highly regarded location and with the abundance of birdlife which visit creates a unique lifestyle like no other! Now it's time for a new owner to experience this joy. Built in 1980, the brick and tile residence is on a generous sized corner block which offers enough room for a pool or shed. Plus, do you need a separate space to be used as a music room, workshop or kids games room? Then this property has that covered with a brick studio detached from the home. The home features:- Freshly painted interior, plus updated floors, window treatments, 3 bedrooms, all with built-in robes, updated bathroom, 2 living areas, split system air-conditioning, ceiling fans and wood-burning fireplaces, solar hot water system (14 months old), carport and utility / studio room. This home is a big 3 bedroom house and would easily suit a clever extension to add real value. Massive 1537sqm corner block. Do you have school aged children? Walliston Primary, Lesmurdie Senior High School, Kalamunda Christian and St Brigid's College are all within a 2km radius. Council Rates \$2,105 per annum. Water Rates \$405 (currently pa)