

**20A Kalgoorlie Street, Mount Hawthorn, WA 6016**



**House For Sale**

Tuesday, 2 April 2024

20A Kalgoorlie Street, Mount Hawthorn, WA 6016

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 282 m2**

**Type: House**



Annie Kowal

0418795654

## UNDER OFFER - HOME OPEN CANCELLED

Introducing your dream home at 20A Kalgoorlie Street, Mount Hawthorn! This beautiful 2016-built residence offers a perfect blend of modern design, spacious living, and prime location, making it irresistible to a wide range of buyers, from young professional couples to growing families and downsizers alike. Situated in a rear position, this home presents a unique opportunity in an amazing location. Step inside and be captivated by the contemporary design, featuring towering 32 and 31-course ceilings, and floor-to-ceiling tiling in the 3 bathrooms. The well-positioned property offers unparalleled convenience, being within walking distance to restaurants, cafes, parks, schools, shops, and public transport options. With 5 bedrooms, including one downstairs, and 3 bathrooms, this home is designed for comfortable living. The perfectly positioned scullery with shopper's entrance, spacious kitchen with Essa stone benches, soft-close cabinetry, and large breakfast bar, ensures both style and functionality. Entertaining is a breeze with the large open plan kitchen, dining, and family living area overlooking the backyard, complete with a gas fireplace and outdoor kitchen facilities. Additional features include ducted reverse cycle air conditioning, ceiling fans in all bedrooms, a double lock-up remote garage with extra storage and secure gated access, CCTV, attic storage, and a quiet street in a wonderful neighbourhood. Enjoy outdoor gatherings in the large undercover entertaining area with feature tiling and a firepit zone, creating the perfect ambiance for relaxation and socialising. Located within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, this home offers not just luxury living but also educational convenience. Don't miss your chance to make this your forever home. Contact Annie today to arrange a viewing and experience the allure of 20A Kalgoorlie Street first hand!

**KEY FEATURES:**

- 282sqm-Rear position
- Very unique opportunity in an amazing location
- Modern design -build 2016
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 5 beds-one downstairs
- 3 bath - floor to ceiling tiling
- Towering 32 & 31 course ceilings
- Ducted reverse cycle air conditioning throughout
- Ceiling fans to all bedrooms
- Perfectly positioned scullery with shoppers entrance and abundance of storage and bench space
- Well designed kitchen with 900mm gas cooktop, Essa stone benches, soft close cabinetry, large breakfast bar
- Double lock up remote garage with extra storage with secure gated access to driveway
- Large open plan kitchen, dining and family living overlooking backyard
- Gas fireplace to living area
- Generous sized bedrooms with BIR's
- CCTV
- Study zone to upstairs
- Amazing location
- Plenty of storage throughout
- Attic storage to garage
- Large undercover outdoor entertaining with outdoor kitchen facilities and feature tiling
- Firepit zone
- Quiet street
- Wonderful neighbourhood
- Within catchment zone for Mt Hawthorn Primary School and Bob Hawke College

Property Particulars  
Shire Rates: \$ 3372.30 pa  
Water Rates: \$ 1914.26 pa  
City of Vincent