

# 22 Lillian Street, Cottesloe, WA 6011



## House For Sale

Thursday, 21 March 2024

22 Lillian Street, Cottesloe, WA 6011

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



Bev Heymans  
0893868255

## Offers closing 17th April

Offers closing 17th April 2024 (unless sold prior) I think you'll agree when you inspect that this home overdelivers in terms of light, space and functionality. Lovingly renovated with an incredibly versatile floor plan, there is absolutely nothing to do but move in and enjoy. Essentially single level on a 491 square metre block in a very desirable part of Cottesloe. The beach is an easy stroll, and an abundance of dining and wine bar venues are within walking distance. Should you wish to wander further afield, the train station is 500 meters away. Features:

- 491sqm block
- Single level layout
- Open plan living and dining, opening out to the covered alfresco and BBQ area.
- Spacious rear sunroom opening out to the second alfresco area, complete with your own Tequila bar! This room is also an ideal home office.
- Separate media/theatre/music room. This is the only room that isn't on the ground level.
- Renovated kitchen with built in meals area.
- Master bedroom with en suite bathroom and walk in robe
- Two additional large bedrooms with built in robes
- Two bathrooms
- Double garage
- Ducted reverse cycle air conditioning
- Ceiling fans
- Wood burning fireplace in living area
- Gas fireplace in sunroom
- Timber floors
- Plantation shutters
- Fully reticulated
- LED lighting throughout
- 5KW solar system

Approximate outgoings: Council Rates: \$3,489.67 p/a Water Rates: \$2,184.52 p/a\* Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The seller has the right to sell prior to the closing date.