

**22 York Street, North Perth, WA, 6006**

**Sold House**

Thursday, 4 May 2023



22 York Street, North Perth, WA, 6006

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Under Contract - Looking to sell your home? Get in touch today**

On the market for the first time in 59 years.

This is a unique opportunity for anybody wanting to move into the highly desirable North Perth area.

You will find yourself only a short walk away from parks, shops, cafes, transport and this home provides the perfect balance between lifestyle, location and accommodation.

Situated on a 411 sqm green title block, this circa 1935 double brick home with 1980 brick extension is full of charm and character and you will be surprised to see the great condition this family home is in.

You will love the high ceilings throughout the home as well as the spacious rooms. The beautiful jarrah floorboards are protected by old fashioned carpets and a coat of paint on the old walls and a polish of the floorboards will make a world of difference.

The brick extension at the rear offers open plan living and dining, bathroom and a gully style kitchen as well as easy access to the private rear patio area. There is the potential to go extend upwards at the back (subject to council approval) but you could simply renovate the kitchen and bathroom and you are all set.

The driveway provides ample opportunity to park multiple cars (tandem) so there is plenty of easy access to the rear.

The improvements:

- The rear extension is a 1980's vintage
- Porch deck upgraded in 2021
- Reroofing was completed in 2004
- The patio was added in 2004
- The house was rewired in 2021

Then there is the location.

North Perth is a great community and you will love living here. Angove St is a great spot for a morning coffee, or brunch and it is only a couple of blocks away. Alternatively, on Saturday mornings simply stroll up to Kyilla Primary School to attend the local farmers market for great fresh produce and coffee.

Plus, if you do have to actually leave home sometimes, you can forget the car because you can literally walk to everything you need!

For those with kids or even just thinking about kids, you are also located in a great school catchment area with both North Perth Primary School and Mount Lawley Senior High School only minutes away.

Nearby location features include:

- 150m to Woodville Reserve (dog park)
- 670m to Angove Street cafe strip
- 750m to North Perth Plaza, including Coles
- 900m to North Perth Primary School
- 1.2km to ECU, Mount Lawley Campus
- 1.3km to Hyde Park
- 1.4km to Beaufort St Mount Lawley
- 2.3km to The Mezz, Mount Hawthorn

- 2.5km to Oxford St Leederville
- 2.7km to Northbridge
- 3.2km to the CBD

Priced to sell and with a record low supply of properties around North Perth for sale. Those on the market are selling fast!  
Don't delay as this property will sell!

Contact the Agent now to receive your Comprehensive Information Pack.

Don't miss out, enquire today before it is too late.

**Disclaimer:**

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.