

**24A Littlemore Way, Eden Hill, WA 6054**



**Sold House**

Thursday, 26 October 2023

24A Littlemore Way, Eden Hill, WA 6054

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 416 m2**

**Type: House**



Carla Yazmadjian  
0415839588

**\$500,000**

**\*\* All Offers to be presented by 6PM on Wed 8/11/23, unless sold prior \*\***On a pretty, tree-lined street, directly opposite the quaint Colin Smith Reserve, is a peaceful and serene sanctuary just waiting to meet its new owners. On offer is a generously proportioned, four-bedroom home that's neat, neutrally decorated, and has a sensational outdoor area! Absolutely perfect for first home buyers, families and downsizers alike, this is a fantastic opportunity to purchase a beautifully maintained, spacious home in a standout location. With easy-care gardens, open plan kitchen, dining and living areas, great-sized bedrooms and lots of natural light, the home exudes a feeling of warmth and space. The location is on-point here too, being directly opposite a beautiful park, with the outstanding Jubilee Reserve also just metres away, public transport on the doorstep, and within easy reach of shops, and the much-loved Eden Hill Primary School. Other features include:- Ceiling fans- Air-conditioning- Skylight- Security screens- Garden shed - Huge kitchen with great storage- Well established gardens

Approximate distances to - - Colin Smith Reserve: 27m- Jubilee Reserve: 500m- Morley Galleria: 4.5km- Bayswater Waves: 3km - Charlie's Fresh Food Market: 1.5km- Perth CBD: 11km - Perth Airport: 14km - Eden Hill Primary School: 1.6km- Chisholm College: 4.6km

Deserving of your Inspection! \*\* The Sellers reserve the right to accept an offer prior to the advertised end date.

**PROPERTY PARTICULARS** Shire Rates: \$1,806.16 pa Water Rates: \$977.05 pa Town of Bassendean