

25 Lynton Street, Mount Hawthorn, WA 6016



Sold House

Sunday, 13 August 2023

25 Lynton Street, Mount Hawthorn, WA 6016

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 363 m2

Type: House

\$830,000

Discover this enchanting 2-bedroom, 1-bathroom residence, boasting 363sqm of survey strata land. Built in 1963, this beautifully presented abode offers a unique opportunity to own a piece of history while enjoying all the comforts of contemporary living. Step inside and be captivated by the warmth of the original Jarrah flooring and the grandeur of high ceilings, creating a welcoming and cosy atmosphere that will make you feel right at home. The well-maintained interior exudes character and is sure to impress even the most discerning buyer. Nestled in a wonderful neighbourhood, this home is ideally located within walking distance to parks, Lake Monger, Beatty Park, walking and bike tracks, allowing you to embrace a healthy and active lifestyle. Enjoy leisurely strolls to nearby restaurants, charming cafés, and shops, or take advantage of the excellent public transport options for easy access to the CBD. Not only does this property offer a fantastic-sized backyard, perfect for entertaining friends and family, but it also provides three off-street parking, ensuring your vehicles are safe and secure plus a rear shed for storage. Families will appreciate the excellent school options, as this home falls within the catchment zone for both the renowned Mt Hawthorn Primary School and Bob Hawke College, guaranteeing a top-notch education for your children. Don't miss out on this opportunity to own in a highly sought-after location. Embrace the charm of yesteryears while enjoying all the conveniences of modern living. This home won't stay on the market for long! Contact Annie today to arrange a private viewing and secure your new home.

PROPERTY FEATURES: • 363sqm • Original build 1963 • 2 bedrooms • 1 bathroom • Ceiling fans to bedrooms • Beautifully presented • Good sized backyard • Great location-park nearby • Jarrah flooring • High ceilings • Off street parking • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • Wonderful neighbourhood • Within catchment zone for Mt Hawthorn Primary School and Bob Hawke College

LOCATION HIGHLIGHTS: • 30m to Lynton Street park • 180m to Menzies Park • 820m to Mount Hawthorn Primary • 870m to Mount Hawthorn Café & Restaurants • 1.1km to Lake Monger • 1.6km to Glendalough train station • 1.9km to Aranmore Primary School • 2.7km to Leederville Cafe's • 3.3km to Leederville train station • 5km to Bob Hawke College • 5km to Perth CBD

PROPERTY PARTICULARS: Shire Rates: \$1,587.68 p/a Water Rates: \$949.82 p/a City of Vincent