

2A Anderson Street, Mount Hawthorn, WA 6016



House For Sale

Tuesday, 13 February 2024

2A Anderson Street, Mount Hawthorn, WA 6016

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Annie Kowal
0418795654

OFFERS

Nestled at 2A Anderson Street in the heart of Mount Hawthorn, this enchanting residence exudes a captivating charm that will surely capture the hearts of all who step through its doors. From the moment you arrive, you'll be greeted by a sense of warmth and comfort that permeates every corner of this home. Originally constructed in 2013, it boasts a thoughtfully designed open plan living space that effortlessly blends modern elegance with timeless appeal. With three bedrooms and two bathrooms (three toilets), this home offers a clever design and flexibility that will allow the house to grow with your needs. Stepping outside, you'll be greeted by a spacious covered outdoor entertaining area, where countless memories will be made. Whether hosting gatherings with friends or simply enjoying a quiet evening under the stars, this outdoor oasis is sure to become the heart of the home. Conveniently positioned within walking distance to an array of amenities, including restaurants, cafés, parks, schools, shops, and public transport, this property offers a lifestyle of unparalleled convenience. It's the perfect retreat for young professional couples, growing families, and those looking to downsize without compromising on quality. Inside, you'll discover two inviting living areas, each thoughtfully designed to cater to your every need. The family room, overlooking the outdoor entertaining space, provides the perfect backdrop for countless moments of laughter and joy. The heart of the home, the large kitchen, beckons with its abundance of storage and stylish design. Whether preparing a gourmet meal or enjoying a casual breakfast with loved ones, this culinary haven is sure to inspire your inner chef. As you explore further, you'll be delighted to find three generously sized bedrooms, each adorned with built-in robes. The reverse cycle air conditioning throughout ensures year-round comfort, while the timber flooring adds a touch of sophistication to the space. Outside, the good-sized courtyard beckons with its low-maintenance charm, offering a serene escape from the hustle and bustle of everyday life. Situated on a quiet street in a wonderful neighbourhood, this property embodies the essence of peaceful living. For families, the allure of being within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College further enhances the appeal of this exceptional home. This home offers a comfortable and convenient lifestyle with its well-designed layout, excellent location, and desirable features, making it an absolute delight to bring to the market. Please contact Annie on 0418 795 654 to secure your viewing today. KEY FEATURES: • Original build 2013 - survey strata • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • 3 bedrooms • 2 bathrooms (3 toilets) • 2 living areas • Double lock up secure garage with storage area • Family living overlooking outdoor entertaining • Large kitchen with an abundance of storage • Generous sized bedrooms all with BIR's • Reverse cycle air conditioning throughout • Timber flooring • Good sized courtyard-low maintenance • Light and bright • Quiet street • Wonderful neighbourhood • Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College PROPERTY PARTICULARS: Shire Rates: \$2,662.64 p/a Water Rates: \$1,666.84 p/a City of Vincent