

**3/11 Gibney Avenue, Mount Hawthorn, WA 6016**



**Townhouse For Sale**

Thursday, 11 April 2024

3/11 Gibney Avenue, Mount Hawthorn, WA 6016

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Annie Kowal  
0418795654

## OFFERS

Nestled on Gibney Avenue in Mount Hawthorn, this 1997-built home offers a desirable lifestyle with its blend of comfort, convenience, and space. Set within a small complex of three residences and boasting no strata fees, this property presents a fantastic opportunity in an enviable location. This home is sure to impress with a brand new kitchen, appliances and stone benchtop and flooring installed downstairs, as well as a fresh coat of paint throughout, this residence is ready for you to move straight in and start enjoying the modern comforts it has to offer. Ideal for a wide range of buyers, including young professional couples, families, and downsizers, this home is strategically positioned within walking distance to an array of amenities, including restaurants, cafes, parks, schools, shops, and public transport options. Featuring three bedrooms and one bathroom (two toilets), along with two spacious living areas, this residence provides ample space for comfortable living. The family living area opens up to a backyard, creating a seamless indoor-outdoor flow, perfect for entertaining or simply enjoying the outdoors. This home has had a beautiful renovation with a brand new kitchen and flooring to the downstairs and a paint throughout. Generously sized bedrooms with built-in robes ensure ample storage and comfort. Private balcony directly off the master bedroom upstairs enhancing the sense of space and relaxation. For climate control, the home offers reverse cycle air conditioning downstairs and new evaporative air conditioning upstairs, ensuring year-round comfort. A single lock-up garage and additional off-street parking for two cars provide convenient parking options. Located on a quiet street within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, this property offers not just a home but also a wonderful neighbourhood to belong to. Don't miss the opportunity to view this delightful home in a prime location with a spacious layout. Contact Annie today on 0418 795 654 for more information.

**FEATURES:**

- Small boutique complex-no strata fees
- Great opportunity in an amazing location
- Built 1997
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 3 bed
- 1 bath (2 toilets)
- 2 large living areas
- Family living overlooking backyard
- Generous sized bedrooms-with BIR's
- Glass doors open up to connect to outdoor entertaining
- Reverse cycle air conditioning downstairs
- New evaporative air conditioning upstairs
- Great location
- Single lock up garage-extra 2 off street parking
- Large undercover outdoor entertaining
- Quiet street
- Wonderful neighbourhood
- Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College

**PROPERTY PARTICULARS:** Shire Rates: \$2,206.72 p/a Water Rates: \$1,384.13 p/a City of Vincent