

3/20 Lawley Street, Tuart Hill, WA 6060

Unit For Sale

Wednesday, 24 April 2024

3/20 Lawley Street, Tuart Hill, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nick Luca
0412136724



Jo Dattilo
0892428200

OFFERS INVITED

Nick & Jo Proudly Present 3/20 Lawley Street, Tuart Hill. THE OFFERING Brief: 2 bed | 1 bath | 1 car | Land: 237sqm
Method: For Sale Price: Offers Invited! Settlement Terms: negotiable Shire Rates: \$1558.67 Strata Levies: No Strata Fees
THE INTELLIGENCE This fantastic 2 bedroom 1 bathroom street-front villa makes for the perfect first home, down-sizing option or astute investment property and occupies a superb street-front position in a central and convenient location, within easy walking distance of the vibrant Main Street café and restaurant strip. Low-maintenance "lock-up-and-leave" living comes to the fore here, with open-plan living and dining complemented by seamless outdoor access to a gated and north-facing entertaining courtyard out front. Cleverly renovated throughout, there is very little for you to do here, other than to simply bring your belongings and move straight on in. It's that easy! Features include, but are not limited to: • A gated and north-facing front patio-entertaining courtyard, accessible from the tiled open-plan living, dining and kitchen area also • Charming brickwork to the main hub of the villa, also playing host to air-conditioning on the wall, a gas bayonet for heating and a stylishly-updated kitchen with sparkling granite bench tops, soft-closing drawers, double sinks, tiled splashbacks, a step-in corner pantry, a stainless-steel gas cooktop and a Westinghouse Freestyle fan-forced oven and grill • Easy-care timber-look flooring to both bedrooms – inclusive of the master where a ceiling fan meets built-in double wardrobes (the second bedroom has a built-in robe also) • Modernised wet areas – with a separate fully-tiled toilet and a fully-tiled and revamped bathroom (with a bathtub, separate shower, stone vanity and under-bench storage) complemented by an impressive laundry with a granite bench top, under-bench and over-head storage space and access out to a hidden drying courtyard • No strata fees to pay • Amongst the other extras of this solid brick-and-tile street-front villa are a linen press, skirting boards, security doors, a gas hot-water system, low-maintenance gardens, a corner tool/garden shed at the rear and a single remote-controlled lock-up carport with a roller door and access to a handy lock-up storeroom
THE VISION Walk to bus stops, excellent schools (including St Kieran Catholic Primary School, Servite College and Tuart Hill Primary School), and the lovely Grenville Reserve and community centre from here, with the Dog Swamp and Flinders Square Shopping Centres, the freeway, the coast, the city and surrounding entertainment hotspots – such as Mount Hawthorn, North Perth, Leederville, Mount Lawley and Northbridge – all only minutes away in their own right. Now this is what you call living convenience!