

**3/27 Pollard Street, Glendalough, WA 6016**



**Sold House**

Sunday, 13 August 2023

3/27 Pollard Street, Glendalough, WA 6016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$452,000**

UNDER OFFER Jon Tomkinson and The Agency are proud to present to market.. 3/27 Pollard Street, Glendalough!..A fantastic opportunity presents itself here, to secure this outstanding property, in a superb cul-de-sac location. The home is perfectly positioned in a small, secure and very stylish complex of just 7. This spacious 2 bedroom, 1.5 bathroom home, was completed in 2015. Featuring a functional and spacious floorplan, with a modern feel, this premium property is adorned with quality inclusions throughout, to include engineered timber flooring to the living spaces, and quality fixtures and fittings. The galley-style kitchen enjoys stone benchtops, stylish glass splash back and views through feature window, to the outdoor alfresco and beyond. The kitchen adjoins, and connects well, with the dining space, and the spacious lounge. The property boasts a bathroom showcasing quality floor to ceiling tiling, and enjoys a big shower and vanity, toilet, and laundry facility. There is a second toilet in the home, a powder room, well-positioned between the bedrooms. Both bedrooms are spacious, carpeted double rooms and both have built-in robes. The single carport is covered and is located directly underneath the home. There is a lockable storeroom located here also. The location of the property is brilliant, in a cul-de-sac, and close to everything. It's walking distance to all amenities including shopping and entertainment, public transport, and parks and recreation reserves, and the property is just 6kms from Perth city centre, which is just 10 minutes drive away via Powis Street and the Mitchell Freeway..

**PROPERTY FEATURES AT A GLANCE;-**

- 2 Double bedrooms with built-in robes-
- Spacious bathroom has floor to ceiling tiling, big shower and vanity, toilet, and in-built laundry facility
- Galley-style kitchen with stone benchtops, glass splash back, gas cooktop, electric oven and range hood, and quality appliances, including microwave, double sinks and view through feature window to the outdoor alfresco and beyond-
- Open-plan living space with modern inclusions and a premium feel-
- The alfresco consists of a tiled, fully covered terrace/balcony dining table & benches-
- 2 Toilets (property enjoys a separate powder room)
- Split-system air-conditioning to the main living-
- One undercover car bay located directly underneath the home-
- Lockable store room-
- Secure complex with electronic gate and intercom-
- Build year is 2015

**BY THE NUMBERS;-**

- Internal living space is 67m<sup>2</sup>-
- Outdoor alfresco is 10m<sup>2</sup>-
- Covered car parking is 14m<sup>2</sup>-
- External storeroom is 4m<sup>2</sup>-
- Total area of property is 95m<sup>2</sup>

**AMENITIES & LIFESTYLE ATTRACTIONS CLOSE BY;**

- Powis St Entrance/Exit on Mitchell Freeway to/from Perth City 800m
- Glendalough Train Station 600m
- Glendalough Village Shopping Complex 600m
- Lake Monger 800m
- Herdsmen Lake 900m
- Mount Hawthorn Shopping & Entertainment Strip 2km
- Oxford Street Leederville 2.5kms
- Rokeby Road Subiaco 3kms
- Perth CBD 4.5kms
- Floreat Beach 8kms
- Scarborough Beach 9kms

**CATCHMENT AREA SCHOOLS;**

- Lake Monger Primary 800m
- Bob Hawke Secondary College 4kms
- Churchlands Senior High School 5kms

**STRATA FEES;-** \$725.55 per quarter (covers building and common property insurances, gardening and maintenance of the complex). Please call Jon NOW on 0410602712 to register your interest in this fantastic piece of real estate!

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.