

3/4 Norton Street, South Perth, WA 6151

Unit For Sale

Tuesday, 21 November 2023



3/4 Norton Street, South Perth, WA 6151

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Stacey Palfrey

END DATE SALE

**** END DATE SALE **** All Offer Presented 4pm Wednesday, 6th December 2023, unless sold prior. Abode Property Group is pleased to bring to market an exceptional opportunity at 3/4 Norton Street, South Perth – ideal for securing your slice of South Perth heaven. With full street frontage, this is a delightful 3-bedroom character home nestled in a highly sought-after location, perfect for first home buyers, young families, or savvy investors. Experience a harmonious blend of classic charm and modern convenience, with an array of features and amenities within easy reach. Step through the enchanting lead light front door into a world of old-world charm, with original solid timber floorboards and high ceilings throughout. Ducted evaporative air conditioning to most rooms and split system air conditioners to the lounge room and rear bedroom offer comfort all year round. The spacious lounge room is filled with charm and is complete with split system air conditioning which offers the perfect setting for entertaining or unwinding in comfort. The separate dining room flows effortlessly from the lounge, perfect for hosting dinner parties and family events. The huge master bedroom is ready for you to make your own, while the two minor bedrooms – one with a ceiling fan, and the other with split system air conditioning – provide ample space for the entire family. The modernised kitchen is equipped with a dishwasher, stainless steel appliances, and a gas cooktop, ensuring meal preparation is a breeze. The sunroom offers an ideal spot for a home office or children's playroom, while the modernised laundry and bathroom, complete with a separate bath and shower, provide functionality. Outside, the property features a single garage and additional driveway parking, secured by an electric vehicle gate. Enjoy the serenity of the front porch, surrounded by lush greenery and bathed in natural light. Situated within close proximity to the South Perth Community Centre, Library, Wesley College, Curtin University, Angelo Street precinct, and the South Perth foreshore, shops, cafes, and restaurants, as well as public transport. This gem of a property offers both character and convenience. **FEATURES INCLUDE:** o high ceilings and timber flooring o lead-light windows/doors o security screens o split system air conditioning to lounge room and rear minor bedroom o ducted evaporative air conditioning o adjoining lounge and dining rooms o large master bedroom with ceiling fan o minor bedroom with ceiling fan o rear sun-room perfect as a home office or children's playroom o modern kitchen with dishwasher and stainless steel appliances, including gas cooktop o functional laundry with plenty of cupboard space o bathroom with separate bath/shower o front porch overlooking the garden, the perfect place to relax o reticulated lawn and garden o electric vehicle gate o single car garage with additional driveway parking o being offered in 'as is' condition **END DATE SALE – All Offer Presented 4pm Wednesday, 6th December 2023 unless sold prior.** ****Please note this home will be sold in 'as is' condition. PROPERTY INFORMATION:** o Build year: 1970 o Council Rates: Approx. \$2,276 per annum (2023/2024) o Water Rates: Approx. \$1,243 per annum o Strata Levy: n/a Don't miss your chance to secure this incredible opportunity, a slice of South Perth history. For more information, please contact Stacey Palfrey directly on 0492 847 738. **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.