

3/41 Milson Street, South Perth, WA 6151

Townhouse For Sale

Wednesday, 22 May 2024

**Jones
Ballard**

3/41 Milson Street, South Perth, WA 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Townhouse



Team Ballard
0894741533

From \$675,000

HOME OPEN - SATURDAY 8TH JUNE @ 11:00AM - 11.40AM Just a short stroll from the Angelo Street shopping and dining strip, this townhouse offers an incredible lifestyle. There aren't too many affordable properties in premium South Perth, especially ones as charming as this two-bedroom, one-bathroom home. This home has a light and airy interior with timber detailing. Your spacious open-plan living and dining space is enhanced by a fully enclosed wrap-around paved courtyard, ideal for entertaining. Just imagine the gatherings you could host in these private indoor and outdoor living spaces. Both bedrooms are upstairs along with a bathroom with a bathtub and a separate toilet, with the convenience of a second downstairs toilet and a laundry with external access. Other highlights include a well-equipped kitchen with new dishwasher, new split-system air-conditioning to the lounge/dining and security screens. This solid brick and tile townhouse is situated in a group of four strata homes and includes dedicated single undercover parking for 1 vehicle. This is a lucrative opportunity for an investor, professional, FIFO worker or out-of-towner seeking an urban retreat. This is also a great option for a small family as you have a range of excellent nearby schools, including Wesley College, South Perth Primary School, St Columba's Catholic Primary School, Penrhos College and Curtin University. With minimal maintenance, think of all that free time you'll have to explore the nearby riverside walking/cycling trails, Sir James Mitchell Park, Crown Entertainment Complex, Royal Perth Golf Club and Perth's CBD. You're within walking distance of Johnson Oval, where you'll find sporting facilities and the South Perth Community Centre. Many nearby trappings await on the Angelo Street, Mends Street and Vic Park café strips, where you'll find supermarkets, specialty stores, cafes and bars. Please get in touch with Adrian Ballard at 0419 968 560 or teamballard@jonesballard.com.au to arrange a viewing. Property features:

- Two-bedroom (with built-in robes), one-bathroom townhouse
- Spacious open plan air-conditioned living and dining area leads out to a HUGE paved courtyard
- Well-equipped kitchen with stainless steel appliances, dual sinks and NEW dishwasher
- Upstairs bathroom with a bathtub and a separate toilet
- Separate laundry with external access and a 2nd toilet downstairs
- Split-system air-conditioning to main living
- Light and airy décor with timber detailing
- Fully enclosed, private and paved courtyard with a separate storeroom
- Situated in a group of ONLY four strata homes within well-maintained grounds
- Dedicated undercover carport parking for one vehicle
- Currently tenanted on a "Fixed Term" tenancy until 20/01/2025 at \$460.00pw
- Strata Levy: \$1,130.80pq, Council Rates: \$2,162.38pa, Water Rates: \$1,038.68pa

Location highlights:

- 600m to Johnson Oval
- 1.1km to the Angelo Street shopping/dining strip
- 1.1km to Wesley College
- 1.5km to Sir James Mitchell Park, Coode St Jetty and Swan River foreshore
- 1.6km to the South Perth Primary School
- 1.7km to St Columba's Catholic Primary School
- 2km to the Royal Perth Golf Club
- 2.4km to Penrhos College
- 2.7km to the Mends Street shopping/dining strip
- 2.9km to Curtin University
- 3.9km to Victoria Park
- 3.9km to the Crown Entertainment Complex
- 4.5km to Perth's CBD