

**3/49 Fourth Avenue, Mount Lawley, WA 6050**



**Sold Villa**

Tuesday, 30 January 2024

3/49 Fourth Avenue, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Villa**



Suzanne Brown  
0893149888

**\$587,000**

Welcome to 3/47-49 Fourth Avenue, Mount Lawley. This charming villa offers a comfortable and convenient lifestyle in a highly sought-after location. With 2 bedrooms, 1 bathroom, and a carport space, this property is perfect for first-time buyers, downsizers, or investors. This well-maintained property offers a timeless appeal with its hardwood flooring and classic design and provides ample space for comfortable living. The living room is spacious and inviting, providing the perfect space to relax and entertain guests. With a renovated kitchen, bathroom and laundry the hard work has already been done for you. The villa also features a private patio, where you can enjoy your morning coffee. Located in the heart of Mount Lawley, this property offers easy access to a range of amenities. Enjoy the vibrant café and restaurant scene, boutique shops, and beautiful parks that this area has to offer. With public transport options nearby, commuting to the city or other parts of Perth is a breeze. Don't miss the opportunity to own this delightful villa in Mount Lawley. The price guide for this property is From \$539,000. It is currently rented to fantastic tenants at \$465.00 per week. Contact us today to arrange a viewing and secure your new home or investment. Strata Levies: \$600.00 per quarter (\$500 admin \$100 reserve) Council Rates: \$1500.00 per annum (approximate) Water Rates: \$1200.00 per annum (approximate) Call Suzanne on 0417 916 220.