

3/519 Charles Street, North Perth, WA 6006

**nascent
property co.**

Sold Townhouse

Friday, 18 August 2023

3/519 Charles Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 210 m2

Type: Townhouse



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\$750,000

Tucked away in a tranquil enclave of just three residences, a hidden gem awaits – an expansive and chic townhouse featuring three bedrooms, two bathrooms, and three toilets. Upon entering, your senses will be greeted by the exquisite golden herringbone patterned solid timber flooring that graces the entire ground floor, setting the stage for the luxury that unfolds. The open-plan kitchen, generously sized and adorned with modern appliances and ample countertop space, affords both movement and convenience, overlooking the dining and spacious living area. This layout creates an inviting ambiance for relaxation and social gatherings, catering to personal comfort and hosting memorable moments with loved ones. Ascending the stairs, the spacious bedrooms, well-appointed bathroom, and cozy ensuite will captivate you. The primary bedroom also treats you to a charming and functional balcony accessible through elegant French doors. Recently renovated, this townhouse boasts new near carpets, updated window treatments, paired with the near new reverse cycle air conditioning, the townhouse eagerly awaits its new owner, ready to seamlessly integrate their personal style and settle in. From the living area, sliding doors lead to a private courtyard embraced by near new aggregated concrete with planter boxes – an inviting space for gatherings. The addition of a storeroom and easy access from the double lockup garage adds the final flourishes to this exceptional property. These features highlight the attractiveness and functionality of the townhouse, making it an appealing and comfortable living space. LOCATION It couldn't be more convenient! Perfectly positioned in a fabulously central location between North Perth, Mount Hawthorn and Mount Lawley. Endless choices for dining out, sensational coffee spots, cool bars and pubs, boutique shopping and a choice of larger shopping centres at Mount Hawthorn and Flinders Square. Les Lilleyman Reserve, Hobart Street and Kyilla Parks are within walking distance and public transport into the city is abundant. OUTGOINGS (approximate): Block: 210 Survey strata Age: 2001 build (approx.) Council rates: \$2000 (approx.) Water rates: \$1100 per annum (approx.) NO STRATA LEVIESESTIMATED RENTAL RETURN This house has the potential to yield a rental income of \$700 - \$750+ per week in the current market. It is an excellent option for individuals seeking a low-maintenance investment property, and the added advantage is that there are no strata levies associated with it! This immaculately presented home ticks all of the boxes for a fantastic family friendly home or the perfect investment. This one definitely won't last long in this market, so ensure you add it to your 'must view' list this weekend. To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or luke@ascentpropertyco.com.au