

**30 Evans Street, Mount Helena, WA 6082**

**Professionals**

**Sold House**

Friday, 17 November 2023

30 Evans Street, Mount Helena, WA 6082

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2572 m2**

**Type: House**



Andrew Fisher

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**\$635,000**

This little stunner is presented like a gem, it's a wonderful home for a downsizer or someone looking to enter the Hills market. And honestly, this location - it's brilliant! Mounties is just a fantastic little township with everything you need including the only hardware in the Hills and a petrol station. And this home is just walking distance to the main park where the annual festivals are held, and Billy Carts can be seen hurtling down the hill. And of course, the area's only public High School is just up the road too! On a superb TWO STREET frontage block of over 2500sqm, this is a magic place to start your hills lifestyle. And the house - it presents like a little show home. Everything is done here, and it's got everything you need including: All newly painted eaves and gutters An excellent enclosed outdoor entertaining room An enclosed garage for that superb extra living space FULLY DUCTED RC Air! Fully repainted inside - modern colour palettes New window treatments Fantastic living, kitchen, and meals areas 3 good bedrooms with storage A very practical powered workshop AND a pad to build a new 80sqm approx. Workshop! A lovely garden area around the home with natural parkland cleared to the remainder Fully fenced As you can see, this is move in ready and we can get you in quickly, no need to wait! Your weekends will be filled with trips to one of the best Pubs in the area for Sunday Roast, or maybe an overnight luxury stay at nearby Amaroo, or enjoy Degustation from a Michelin star Chef just up the road in Chidlow as well as utilising ALL of the awesome facilities at our fantastic Mundaring township which is less than TEN minutes away! Come and see the Hills best presented, best value home at this price point and put in an offer to ensure this little ripper becomes YOUR little ripper. Call or message me, exclusive listing rep and area specialist Andrew Fisher and book your viewing! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.