

**31 Barlee Street, Mount Lawley, WA 6050**



**House For Sale**

Thursday, 11 April 2024

31 Barlee Street, Mount Lawley, WA 6050

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 223 m2**

**Type: House**



Helen Bond  
0863778888



Amy Grech  
0863778888

## OFFERS INVITED

Situated just a stone's throw from Beaufort Street's vibrant hot-spots, this two-storey Federation replica could be just what you have been looking for. This fabulous 3 bedroom, 3 bathroom home has all the modern conveniences mixed with all the old world charm. On the ground level, is the spacious master bedroom which is complete with split system reverse-cycle aircon, a large walk-in-robe, and looks out to the private rear courtyard, the perfect retreat. The modern ensuite is spacious and has a double vanity, shower & bath and a separate WC. This level also has an additional bedroom or study, with a large built-in-robe. Down the hallway is a modern bathroom with shower and double vanity. Across the hall is a generous-sized laundry with ample storage space and can be closed off from the rest of the house. As you head upstairs, you enter an open living space that is instantly inviting and comfortable and is flooded with natural light. A magnificent Chef's kitchen with quality appliances and island bench is the heart of the home and looks out to the open plan living and dining areas. There is also a 3rd bedroom with a walk-in-robe/storeroom and ensuite, perfect for when guests come to stay or for the growing family. Separate to the living area is a huge formal dining room that boasts built-in shelving, gas fireplace, and a wide balcony, perfect for those that love to entertain. Other features you'll love:- Tranquil courtyards at the front and rear of the property- Soaring ceilings- Split system air conditioning- Kitchen with gas cooking, dishwasher, double sink, stone bench tops and plenty of cupboard space- Carpets to bedrooms and timber look flooring to living area- Secure storeroom at the rear of the property Plus so much more.... Ideally located in the heart of Mount Lawley's Beaufort Street cafe strip with transport, parks and shopping at your fingertips, you'll absolutely love living in this locale. If a low maintenance, inner-city lifestyle is what you've been searching for, please call Helen Bond on 0411 223 004 or Amy Grech on 0459 586 639 to register your interest. PROPERTY PARTICULARS: Shire rates: \$3,028.17 pa Water rates: \$1,869.10 pa City of Vincent