

**33D First Avenue, Mount Lawley, WA 6050**



**Sold House**

Monday, 14 August 2023

33D First Avenue, Mount Lawley, WA 6050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Helen Bond  
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**\$1,025,000**

Situated in one of Mount Lawley's most esteemed locations, this gorgeous 3 bedroom, 2 bathroom home will impress even the most discerning buyer! Nestled behind the wrought iron gates is a delightful courtyard that offers tranquillity the moment you walk in. As you wander through the double door entry, you'll be welcomed by a light and bright foyer complete with decorative feature tiled flooring, high ceilings and modern light fittings. On the ground level: The open plan lounge and dining area is spacious and offers a comfortable area for the family to come together. The family room is an alternative, more relaxed space with a glass atrium on your left with lush greenery on display and to your right, bi-fold doors that open out to the fabulous undercover alfresco area. This alfresco space offers a large space to entertain friends and family and with its high decorative fencing, you'll have all the privacy you need to sit back and relax. The chef's kitchen is light-filled and overlooks the alfresco area. It comprises stunning granite benchtops, loads of storage space, a huge fridge recess large enough for a double door fridge/freezer, a brand new oven and SMEG dishwasher, all of which will make entertaining and meal prep a breeze. Just off the kitchen is a study space with built-in desk, perfect for those wanting a WFH option. A conveniently located powder room is also just off the study. The European laundry is neatly tucked away, but provides lots of space for both washer and dryer and is conveniently located with access to the rear of the property. On the second level: As you wander upstairs, there are 3 generously-sized bedrooms and the main bathroom. The master bedroom has a huge triple sized built-in-robe and a split system reverse cycle air conditioner to keep you comfortable all year round. The ensuite is light and bright, and is complete with shower, gorgeous white vanity and chrome tapware. The two additional bedrooms both have split system reverse cycle air conditioning, huge BIRs and built-in desks, making these rooms both comfortable and functional. The main bathroom has a spa bath, a large separate shower and modern floor to ceiling tiles. Features of this fabulous property include: • GREEN TITLE • Stunning glass atrium with lush greenery • Large rear alfresco space • Private courtyard at the front of the property • 6kw solar panels • Brand new oven and dishwasher • Storage/cellar under staircase • Garage with loads of storage space plus additional off-street parking behind a secure gate • Porcelain tiles on the ground level • Timber floors on the 2nd level • Air conditioning to the living areas and bedrooms Within very close proximity to Perth College, in the catchment for Mount Lawley SHS and Mount Lawley Primary School and just walking distance to cafes, restaurants and the shopping that Beaufort Street has to offer, it's no surprise that this location is so sought after. You do not want to miss the opportunity to view this sensational home that has so much to offer. For more information, call Helen Bond now on 0411 223 004. PROPERTY PARTICULARS: Shire Rates: \$1,908.95 p/a Water Rates: \$1,031.55 p/a City of Stirling