

**34 Egham Road, Lathlain, WA 6100**

THE AGENCY

**Sold House**

Sunday, 20 August 2023

34 Egham Road, Lathlain, WA 6100

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 472 m2**

**Type: House**



Michael Keil  
1300243629

**\$918,005**

For sale by Open Negotiation (flexible conditions online Auction). The Open Negotiation is underway and the property can sell at any time. Contact Michael to become QUALIFIED/APPROVED and avoid disappointment. Open to all buyers, including finance buyers, subject to seller's approval. You'll be blown away by the breathtaking city views on offer with this stylish home! Nestled in one of Lathlain's most sought-after pockets, this charming family residence boasts four bedrooms, multiple living areas in addition to two separate outdoor areas. Ideally positioned with easy access to the city, great schools and renowned amenities, an enviable lifestyle awaits! Perched on the crest of a hill, you will immediately notice the vistas of the city skyline from the street. The front decked terrace area is expansive and delivers the perfect space to entertain while enjoying the fantastic view. The home opens onto a gallery-style entrance with soaring high ceilings and solid timber flooring. Four well-sized bedrooms, one with a robe, ensure ample space for a growing family. The large country kitchen offers lots of bench and cupboard space, functional appliances and a breakfast bar, providing a superb platform for meal preparation. The open-plan dining and living room connects to the outdoor area which features synthetic turf, ideal for low-maintenance living. The home also features a formal lounge which ensures that there is adequate living space for all residents. Don't hesitate, contact Michael Keil today to register your interest!

**Property Features:**

- ?? Elegant bungalow-style facade with a gable and front porch
- ?? Expansive front decked terrace. Perfect for entertaining whilst taking in the city views
- ?? Master bedroom with built-in robe and split system air conditioning
- ?? Three well-sized secondary bedrooms
- ?? Primary bathroom with combined shower and bath, vanity and WC
- ?? Built-in linen as well as an additional large linen or storeroom
- ?? Formal lounge
- ?? Country-style wrap-around kitchen with breakfast bar, functional appliances and lots of bench and cupboard space
- ?? Combined family and dining room with fireplace and a ceiling fan
- ?? Rear courtyard and porch with synthetic lawn for convenience
- ?? Laundry and separate WC
- ?? Low-maintenance tiled flooring to the rear section of the home
- ?? Tandem parking for multiple cars behind a gate
- ?? Soaring high ceilings
- ?? Solid timber flooring
- ?? Ornate cornices

**Water Rates:** \$956.90 pa  
**Council Rates:** \$1,551.31 pa  
**Block Size:** 472 sqm

**Location Features:**

- ?? Perched on the crest of a hill with breathtaking city views from the front terrace
- ?? Walking distance to Lathlain Primary School and St Clare's School
- ?? Easy access to Perth City, Crown Entertainment Precinct and Optus Stadium
- ?? Close to the Airport
- ?? Just moments from vibrant restaurants and cafes

**Final Bidding Stage/Auction Night 5 September 2023 at 6.30pm (unless sold prior).** michaelkeil.com working in conjunction with The Agency.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.