

# 38A Emmerson Street, North Perth, WA 6006

THE PROPERTY EXCHANGE

## House For Sale

Wednesday, 15 May 2024

38A Emmerson Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 217 m2

Type: House



Clare Nation  
0893883988

## Offers in the \$800,000s

Nestled close to the city and surrounding entertainment hotspots lies a hidden treasure awaiting discovery. This delightful 3 bedroom, 2 bathroom home is tucked away at the rear and down a quiet laneway, where privacy and seclusion reign supreme. This little gem offers a blissful escape from the urban hustle, inviting you to unwind and indulge in tranquil living whilst still being in the heart of it all. An impressive low maintenance "lock up and leave" lifestyle awaits! THE HOME 3 bedroom 2 bathroom Living / dining / kitchen Laundry 2 wc FEATURES Green title home Tiled open plan living, dining and kitchen area with a new split system air conditioning unit, gas bayonet, double sink, water filter tap, appliance and microwave nooks, Fisher and Paykel oven, stainless steel double drawer dishwasher of the same brand, range hood, stainless steel gas cooktop and storage pantry Easy care timber look bedroom floors Front master bedroom suite with ceiling fan and standalone wardrobes /storage Shower, wc and vanity to the ensuite bathroom Ceiling fan and a built in robe to the second bedroom Three doors of floor to wall to ceiling built in robes, ceiling fan, new split system air conditioning unit and patio views within the third bedroom Functional laundry with broom cupboard, under bench storage with access into the second bathroom, comprising of a shower, wc, vanity, under bench storage and heat lamps Linen press, off the entry "Touchless Exit" function when leaving the property, unlocking the front gate without you needing a key Audio Visual intercom system Security alarm system Foxtel connectivity Freshly painted Skirting boards OUTSIDE FEATURES Gated entrance, off the laneway Paved outdoor patio entertaining area, at the rear and off the living space Side drying courtyard, off the laundry Security doors Gas hot water system Secure side access gate PARKING Paved single car bay at the front of the property LOCATION Grab pooch and head over to the sprawling Charles Veryard Reserve around the corner for your daily walks, with food and coffee along Angove Street, community sporting and recreational facilities, excellent schools, shopping and public transport also nearby and very much within arm's reach. The city is only a few minutes away by bus or train, with Mount Hawthorn, Leederville, Subiaco and so much more just a stone's throw from your front doorstep. Now this is what you call convenience. SCHOOL CATCHMENTS North Perth Primary School Mount Lawley Senior High School TITLE DETAILS Lot 102 on Deposited Plan 25040 Volume 2209 Folio 262 LAND AREA 217 sq. metres ZONING R30/40 ESTIMATED RENTAL RETURN \$800 - \$850 per week OUTGOINGS City of Vincent: \$2,110.50 / annum 23/24 Water Corporation: \$1,426.68 / annum 23/24 Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.