

**39 French Street, Joondanna, WA 6060**



**Sold House**

Monday, 14 August 2023

39 French Street, Joondanna, WA 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 227 m2**

**Type: House**

**\$1,150,000**

In a sought after street in the much loved suburb of Joondanna, lies this beautiful family home with impressive views. The street facing two-storey property has been looked after very well by the long time owners. Offering low maintenance and carefree living, it's now time for a new family to enjoy this home. With a well-designed floor plan that will cater for the growing family, there are three generous sized bedrooms - all with BIR's, two bathrooms and a beautiful open kitchen with quality appliances, plenty of storage and bench space. This property has natural light streaming through, air conditioning, master suite with private balcony and study space, wooden flooring downstairs and carpet upstairs. You are spoilt for choice with outdoor entertaining with two separate spaces to enjoy. One side has a beautiful crystal clear pool and deck to sunbathe on. The other side is built for entertaining your friends and family to your heart's content. The front offers a beautifully landscaped garden all the neighbours will envy. You will enjoy seamless indoor-outdoor living. Double lock up garage with remote access with massive storage part of the garage. The location cannot be beaten, with schools, recreational areas, reserves, sporting ovals, and freeway access all within close proximity. Don't miss out on this fantastic opportunity to live your best life in a wonderful neighbourhood! This property is within the sought-after Bob Hawke College catchment zone. Close to bus stops, The Mezz Shopping Centre and the popular café and restaurant strip are also just a short trip away. Throw in a close proximity to the city, the freeway, train stations, Beatty Park, beautiful parks and you have yourself a place to both live in and love forever!

**FEATURES:**

- 227sqm
- Built 2004
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 3 beds, 2 baths, 2 toilets
- Kitchen with plenty of storage
- Double garage with remote access
- Huge storage to the garage
- Large outdoor covered entertaining area and HEATED POOL on the side
- 6.4 Kw SOLAR system with 18 panels
- Air conditioning
- Balcony off master with study
- All bedrooms with BIR's and master with WIR
- Glass and aluminium doors open to connect to the outdoor entertaining area
- Light and bright
- Sought after street
- Wonderful neighbourhood
- Laundry of the back with direct access to line

**LOCATION HIGHLIGHTS**

- 260m to Albert James Park
- 550m to Joondanna Reserve
- 1.2km to Tuart Hill Primary School
- 1.5km to Mount Hawthorn café & restaurant strip
- 1.9km to Braithwaite Park
- 3.0 km to Leederville café & restaurant strip
- 3.9km to Beatty Park
- 6.4km to Bob Hawke College
- 6.9km to Perth CBD

**PROPERTY PARTICULARS:**

- Shire Rates: \$2,186.43 p/a
- Water Rates: \$1,549.03 p/a

City of Stirling