

# 3A Eleventh Avenue, Inglewood, WA 6052

## House For Rent

Sunday, 3 December 2023



3A Eleventh Avenue, Inglewood, WA 6052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jassi Malik

## \$800 per week

Discover a rare gem - 4-bedroom, 2-bathroom, 3 toilet, tidy, spacious, secure, and conveniently located family home in a highly sought-after Inglewood precinct. This residence is not only a testament to comfort and space but also falls within the catchment zone for Mount Lawley Senior High School, making it an ideal choice for families seeking quality education. Step through the welcoming portico entrance and instantly immerse yourself in the refined ambiance that characterizes this residence. The expansive open-plan kitchen/dining/family area, bathed in natural light, seamlessly connects to the rear undercover alfresco and lawn - a sublime setting for hosting gatherings with family and friends. Don't miss the opportunity to make this house your home. With its impressive features and desirable location, it won't last long!

**Property Features:** Location and Lifestyle: Positioned in the desirable Inglewood precinct, providing access to the cosmopolitan lifestyles of both Mount Lawley and Inglewood shopping and café strips. Close proximity to various shops, including Aldi, Coles, Woolworths, the Inglewood Town Square, and an array of cafés and restaurants. Convenient access to the vibrant Mount Lawley and Maylands café strips, offering options for both short drives and public transportation along Beaufort Street.

**Design and Aesthetics:** Recently completed stylish designer home with an impressive federation-style façade featuring red brick and an iron roof. Spacious open-plan kitchen/dining/family area adorned with composite oak-colored wooden flooring, high ceilings, and ducted reverse cycle air conditioning, creating a classy and comfortable atmosphere. Well-lit living spaces bathed in natural light, establishing an inviting ambiance. Rear undercover alfresco and lawn area, providing a perfect setting for entertaining family and friends.

**Gourmet Kitchen and Scullery:** Modern gourmet kitchen equipped with 40mm stone benchtops, a waterfall bench with a breakfast bar, a 5-burner gas cooktop, above-bench oven and microwave, Blanco rangehood, and a tiled splashback. Ample space for a large fridge with a water outlet, addressing practical needs. Adjoining kitchen scullery featuring a stone benchtop, double sink bowl, dishwasher space, and generous cupboard space, enhancing functionality and storage.

**Bedroom Layout:** Ground level features a double-sized guest bedroom with a built-in robe and an adjacent bathroom. Upstairs comprises a carpeted master bedroom suite with a walk-in robe and ensuite bathroom, accompanied by two additional double-sized bedrooms, a family bathroom, and a separate powder room.

**Education and Recreation:** Within the catchment zone for Mount Lawley Senior High School and close to Inglewood Primary, St Peters Primary, and ECU Mount Lawley. Within close proximity to sporting amenities and parks, offering recreational options for residents.

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