

# 3A Lemon Street, Wilson, WA 6107



## House For Sale

Tuesday, 14 May 2024

3A Lemon Street, Wilson, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 318 m2**

**Type: House**



Joseph Mansour  
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Tina Wilton  
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## PRICE GUIDE AVAILABLE

Modern, street front 3 bedroom 2 bathroom home in pristine condition with no expense spared. The home itself has a stunning contemporary elevation. Built by renowned Ross North Builders. The main open plan living area has high ceilings and features a beautiful modern kitchen with dishwasher and ample cupboard space overlooking the family area and out onto the rear gardens all with a northerly aspect, very spacious and separate front living room, air conditioning, 3 great sized bedrooms (all with robes) and rear, private gardens. The Master suite has a walk-in robe and en-suite with stylish colours & tones. All bedrooms are spacious and all serviced by the second bathroom (that includes shower and separate bath tub) with separate toilet. The home has a second living area (formal lounge) at the front of the home. FEATURES:- Air conditioning in main living area - Window treatments- Double automatic garage with shoppers' entry and with rear single roller door to the back yard- Reticulated lawns and gardens- Brilliant open plan layout- Store room under the main roof - New gas instantaneous hot water system - Immaculate tenant wishing to stay on

PROPERTY PARTICULARS: Built Up Area | 148m<sup>2</sup> Parking | 36 m<sup>2</sup> Double Garage Plus Ample Off-Street Parking Year Built | 2010 Total Land Area | 318 m<sup>2</sup> 2023 - 2024 OUTGOINGS: City of Canning | \$1,954.00 Per Annum Water Corporation | \$1,364 Per Annum NO STRATA FEES Be sure to book your inspection today. Property Code: 654