

**4/1 The Avenue, Crawley, WA 6009**



**Sold Townhouse**

Monday, 14 August 2023

4/1 The Avenue, Crawley, WA 6009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Greg Rossen  
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## Contact agent

Expressions of Interest - Buyers Above \$1,350,000  
Accommodation and Features Provide;  
Four Bedrooms (Or Three and Study)  
Two Bathrooms - One with Bath  
Three WCs  
Separate Dining Room  
Lounge/Living Room  
Modern Granite Kitchen  
Floor Boards on the Ground Level  
Carpet Upstairs  
Air-conditioning  
Double Garage with Automatic Remote Controlled Door  
River Views  
Front and Rear Landscaped Courtyards  
Walk to River, Abraham's Reserve and UWA  
Why We Love The Property  
Ideally located near UWA, the Swan River and one set of traffic lights away from the City of Perth CBD.  
This is a large luxury double storey home  
Internal area of 142sqm  
Double lock up garage with automatic roller door for two cars (33sqm)  
Lock up storeroom of 4sqm.  
Landscaped Front and Rear Courtyards of 137sqm.  
Total Strata Area 318sqm  
Superbly designed and finished with generous living areas. The outdoor living areas are the perfect complement to the gracious lifestyle. With beautifully landscaped grounds located at the front and rear of the property  
Investors: take advantage of the amazing rental rates.  
Attention Empty Nesters - Ground Floor Bedroom  
Don't miss out! (Others will be interested).  
RATES: Water Corporation 2022/2023: \$1,772.88  
City of Perth 2022/2023: \$2,605.70  
Strata Levies Per Annum - \$2,952  
Please email for a copy of all relevant strata documents  
Contract Greg Rossen - [greg@rossen.com.au](mailto:greg@rossen.com.au)