

4/32 Pollard Street, Glendalough, WA 6016



Sold House

Monday, 14 August 2023

4/32 Pollard Street, Glendalough, WA 6016

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 110 m2

Type: House

\$520,000

UNDER OFFER Jon Tomkinson & The Agency are proud to present to market.. 4/32 Pollard Street, Glendalough!..This luxurious, light-filled ground floor abode, showcases top quality finishes and inclusions throughout. Set in a small complex of just 8, in a cul-de-sac location, this property ticks all the boxes. It's where luxury, location and fantastic value intersect. The wonderful secure complex has a striking facade, and fabulous kerb appeal. Invite your guests in using the state of the art security and intercom system. Securely park your vehicle undercover, behind the electronic gate, and directly outside your beautiful home. The design of the 2 bedroom, 2 bathroom layout optimizes space, and allows maximum enjoyment of large, light filled living zones. The open-plan kitchen and living space is wonderfully comfortable, and enjoys seamless integration with the paved outdoor alfresco, to complete a supremely functional design. Beautiful morning sun streams through large East-facing windows, into this fabulous living space. The sumptuous kitchen enjoys beautiful, crisp, white cabinetry, both below bench and overhead, double fridge recess which is plumbed for the ice maker, stone benches, stylish glass splashbacks, dishwasher, and quality appliances, fixtures, and fittings. The spacious master suite enjoys a fabulous en-suite bathroom with stone tops, double vanity and big shower, and sliding, mirrored robes. The second bedroom is an absolute beauty, with sliding door access to a second courtyard/alfresco. North-facing windows allow for a light filled, and sun-drenched space. The room is a great sized double and enjoys sliding mirrored robes as well. The luxurious theme is continued in the main bathroom, which is perfectly positioned adjoining the second bedroom, and housing the laundry facility along one wall, with both washing machine and clothes dryer, behind sliding doors. MORE STAND OUT FEATURES INCLUDE;- High ceilings- Top quality carpets to bedrooms- Beautiful wood floors to the living spaces- Split-system air-conditioning to both bedrooms and the main living space- A retractable, remote controlled awning allows for enjoyment of the alfresco, for every occasion - The lockable storeroom for the property is very conveniently located in the alfresco- Off-street visitors parking bays

BY THE NUMBERS;- Internal living space is 73m²- Rear alfresco is 11m²- Side courtyard is 9m²- External storeroom is 4m²- Covered car parking is 13m²- Total area of property is 110m²- Build year is 2017

AMENITIES & LIFESTYLE ATTRACTIONS CLOSE BY;- Powis St Entrance/Exit on Mitchell Freeway to/from Perth City 800m- Glendalough Train Station 600m- Glendalough Village Shopping Complex 600m- Lake Monger 800m- Herdsman Lake 900m- Mount Hawthorn Shopping & Entertainment Strip 2km- Oxford Street Leederville 2.5kms- Rokeby Road Subiaco 3kms- Perth CBD 4.5kms- Floreat Beach 8kms- Scarborough Beach 9kms

CATCHMENT AREA SCHOOLS;- Lake Monger Primary 800m- Bob Hawke Secondary College 4kms- Churchlands Senior High School 5kms

STRATA FEES;- \$546 per quarter (covers building and common property insurances) Please call Jon NOW on 0410602712 to register your interest in this fantastic piece of real estate! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.