

44 Lynton Street, Mount Hawthorn, WA 6016



House For Sale

Thursday, 13 June 2024

44 Lynton Street, Mount Hawthorn, WA 6016

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 640 m2

Type: House



Annie Kowal
0863778888

OFFERS

Welcome to 44 Lynton Street, Mount Hawthorn! This charming 4-bedroom, 2-bathroom, plus 3 living areas and sits on a spacious 640sqm block, zoned R30, and offers an incredible opportunity for a wide range of buyers, including young professional couples, developers, families, and downsizers. Its thoughtful design and prime location make it a delightful property to bring to market. The property, originally built in 1966, has been renovated and extended to meet modern needs while retaining its character. The generous 680sqm block offers duplex potential, enhancing its appeal for developers. Located within walking distance to local restaurants, cafés, parks, schools, shops, and public transport, the home ensures convenient living. Inside, you'll find four generous-sized bedrooms with built-in robes spread over two levels, and two well-appointed bathrooms. A cosy study area is cleverly tucked under the stairs, providing a quiet space for work. The open-plan kitchen and dining area overlooks the front yard, creating a bright and welcoming space for family meals and gatherings. A beautiful lounge area, offers a perfect spot for entertaining guests. Glass doors lead out to a covered outdoor entertaining area, which overlooks the large backyard with artificial turf, ensuring low-maintenance living. The home features high ceilings and stunning Jarrah flooring on the lower level, adding to its character and charm. A large laundry room provides ample space for household chores. For parking, there is space for three off-street spots, along with a good-sized garage for storage. The front veranda offers a lovely spot to relax and enjoy the neighbourhood. The property is a short stroll to Menzies Park, enhancing its appeal for families and outdoor enthusiasts. Located in a wonderful neighbourhood, it falls within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, making it an excellent choice for families. This well-positioned and versatile property at 44 Lynton Street, Mount Hawthorn, is ready to welcome its new owners and promises a lifestyle of convenience and comfort. Don't miss the opportunity to make this delightful home your own!

KEY FEATURES:

- 680sqm-Duplex potential zoned R30
- Renovated and extended character home -original build 1966
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 4 generous sized bedrooms with BIR's over two levels
- 2 bathrooms
- 3 living areas
- Study to upstairs
- Open plan kitchen and dining overlooking the front yard
- Beautiful lounge with pool table, perfect for entertaining
- Glass doors open out to covered outdoor entertaining overlooking the backyard
- Large backyard with artificial turf creating a low maintenance space
- High ceilings, Jarrah flooring to downstairs
- Large laundry
- Ceiling fans
- Space for 3 off street parking with good sized garage for storage
- Front veranda
- Short stroll to Menzies Park
- Wonderful neighbourhood
- Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College

PROPRTY PARTICULARS: Shire Rates: \$2,736.69 p/a Water Rates: \$1,731.77 p/a City of Vincent