

45A Coldstream Street, West Leederville, WA 6007



Sold House

Sunday, 13 August 2023

45A Coldstream Street, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 174 m2

Type: House

\$580,000

Welcome to the epitome of luxury living for over 55's! Nestled within a unique boutique SURVEY STRATA complex of only 3 homes, this gem offers unparalleled comfort and convenience. No strata fees, built in 2000, and boasting a prime location - just a stroll away from restaurants, cafés, parks, schools, shops, and public transport. Step inside this charming 2-bedroom, 1-bath abode, featuring an open-plan layout with a spacious living, kitchen, and dining area. Enjoy the abundance of natural light through northern-facing windows, creating a warm and inviting ambiance. Large glass doors seamlessly connect the indoors to the outdoor entertaining area, perfect for gatherings with loved ones. Stay comfortable year-round with reverse cycle air conditioning, while the generous-sized bedrooms ensure restful nights. The large paved courtyard and beautifully landscaped, reticulated gardens provide a serene escape, with a fully fenced front yard and lock up single car garage and a secure external storage. Convenience continues with a single car garage and off-street parking, along with external secure storage. Experience the charm of the neighbourhood and explore the vibrant Leederville café and restaurant strip, train station, Lake Monger, and so much more within walking distance. This opportunity won't last long! Call Annie today on 0418 795 654 to book a time to view. FEATURES: • 174sqm - SURVEY STRATA • Over 55's-boutique complex of 3 • No Strata fees • Built 2000 • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • 2 bed • 1 bath • Open plan living, kitchen & dining • Generous sized bedrooms • Light & bright-northern facing windows • Large glass doors open up to connect to outdoor entertaining • Reverse cycle air conditioning-split system • Large paved courtyard • Landscaped manicured reticulated gardens. • Fully fenced front yard • Wonderful neighbourhood • Single car garage with manual door and second off street parking • External secure storage • Walking distance to Leederville café and restaurant strip, train station, Lake Monger plus so much more... PROPERTY PARTICULARS: Shire Rates: \$1,860.66 p/a Water Rates: \$1,454.79 p/a City of Vincent