

**46 Mars Street, Carlisle, WA 6101**

**Sold House**

Wednesday, 25 October 2023

46 Mars Street, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



Michael Keil  
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## Contact agent

For sale by Openn Negotiation (flexible conditions online Auction). The Openn Negotiation is underway and the property can sell at any time. Contact Michael to become QUALIFIED/APPROVED and avoid disappointment. Open to all buyers, including finance buyers, subject to seller's approval. Boasting a meticulous renovation, this captivating three-bedroom character home delivers a wonderful living experience. You'll love the manicured gardens and limestone wall that provide a peaceful sanctuary from the busy day to day! The residence is ideally positioned just footsteps from shops, renowned amenities and excellent schools, as well as being close to the city! The facade of this character home creates a warm introduction with cream tones and a gable. Upon entry, you'll enter the spacious open plan kitchen, living and dining room, framed by generous amounts of windows. The current owners have thoughtfully altered the structure of the original home in an open plan style to facilitate togetherness. The gourmet kitchen is well appointed with ample bench and cupboard space in addition to modern appliances. The master bedroom is well-sized and is complete with a walk-in robe as well as a delightful view of the outdoor courtyard. The bathroom has been beautifully updated with matte black fixtures and contemporary appointments. The two secondary bedrooms are both complete with built-in robes are adjacent to a second WC. You will immediately be charmed by the beautifully landscaped gardens and lawn as well as the limestone and picket fence which encompasses the perimeter of the home. The backyard wraps around the home and transitions into a spacious courtyard with a shade sail. This is not only a fantastic home for a family but will suit those who love to entertain!

Property features: This gorgeous home is renovated throughout Open plan living, kitchen and dining room Gourmet kitchen with island, sleek bench tops, overhead cabinetry, modern appliances, and an integrated dishwasher Lots of windows throughout Master bedroom with walk-in robe and a ceiling fan Resort style bathroom with matte black fixtures, vanity, built in bath and WC Two secondary bedrooms both with built in robes and ceiling fans Stunning laundry with timber benchtops, tile splash back and overhead cabinetry A second separate WC Charming wrap around backyard with manicured trees and gardens that offer privacy Spacious courtyard with a shade sail Verandah that wraps around the home White picket fence and limestone wall adorning the property Fresh carpets Split system air conditioning Built-in linen Timber flooring Double carport Garden shed Store room Security film on windows Alarm system Block Size: 315 sqm Water Rates: \$1,167.80 pa Council Rates: \$1,806.31 pa Common Insurance: \$800 pa Location Features: Easy access to the City Close to good schools & Curtin University Close to Crown Entertainment Precinct, Perth Stadium and the Airport Just moments from vibrant Victoria Park cafes and restaurants Multiple trains and buses at your door step

Final Bidding Stage/Auction Night 8 November 2023 at 6.30pm (unless sold prior). michaelkeil.com working in conjunction with The Agency. 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.