

**47 Elizabeth Street, North Perth, WA 6006**

**House For Sale**

Saturday, 13 April 2024



47 Elizabeth Street, North Perth, WA 6006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nik Zounis  
0418913456



Theo Kouroulis  
0411751377

## **UNDER OFFER!**

Amazing opportunity to live within a brilliant community minded street in this classic C1969 built North facing home on full-sized 491m<sup>2</sup> block that is immaculately presented both inside and out with so much upside potential. Start your property journey with this lovely home, where you will be welcomed into a great sized living room that's flows seamlessly through the dining room into an adjoining renovated kitchen with modern appliances and loads of cupboard space, there are 2 huge light filled Bedrooms, one with a wall of built in robes and both with ceiling fans. The home features polished floorboards, split system air conditioning, great floorplan that separates the living areas and bedrooms, there is also massive upside and options to bring your own creative thoughts if you are wanting to create another bedroom/bathroom, by easily integrating the lockup garage into the house plan, or you can go all out and make plans to fully extend into the massive back yard space and create a truly genuine large family home. On the outside you will find fully mature reticulated gardens which ensure your privacy, you have plenty of parking options at the front and brilliant backyard that is an entertainer's paradise for you to relax with family, friends, and heaps of room for the kids and pets to play. Elizabeth Street is one of North Perth's finest locations amongst tree lined streets, on the fringe of the Perth CBD, situated within close proximity to public transport and a host of amenities including the fabulous Angove street strip, with its amazing cafes, bars, restaurants and shops, or walk down to the Glory Box patisserie or Dolce & Salato on Charles street for great cake and coffee. This multicultural suburb allows you to walk everywhere and leave your car at home while you explore the surrounding areas, that include North Perth Tennis and Bowls club, Charles Veryard Reserve, Woodville Reserve, Hyde Park and Beatty Park, the choices are yours. **START YOUR NEW LIFE!! SCHOOLS NEARBY** North Perth Primary School Kyilla Primary School Aranmore Catholic Primary School Mount Lawley Senior High School **TITLE PARTICULARS** Lot 186 Plan 3002 Volume 702 Folio 149 LAND AREA 491sqm ZONING R30/40 OUTGOINGS Water Rates: \$1,936.00 PA Council Rates: \$1,678.66 PA