

# 49 Ullapool Road, Mount Pleasant, WA 6153

## House For Sale

Friday, 3 May 2024

49 Ullapool Road, Mount Pleasant, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 468 m2**

**Type: House**



Kim Turner  
0893641513



Peter Wheeler  
0893641513

## Contact Kim Turner for price guide

Mount Pleasant has a host of attractions - the Esplanade and foreshore, the abundance of fabulous dining options along Canning Highway and in the Canning Bridge precinct, its many parks, and the easy access to public transport for commuting to the City, Fremantle or even Mandurah. Yes, life is very pleasant in Mount Pleasant, and this home puts you in easy walking distance of all the action. Head down to the river with the dog and a stroll along the foreshore, or maybe go for a long walk around the bridges. Alternatively, hop on the bike and explore the cycle paths. Catch up with friends for dinner and drinks at Clancy's Fish Pub or indulge in coffee and a fancy cake at Praline. And it's only a 15-minute walk to the Raffles. Need something for dinner? You even can pop into Woolworths for a quick shop. Plus, it's a very short drive to Deep Water Point Reserve, the Swan River foreshore, Shirley Strickland Reserve and more eateries, bars and boutiques in Applecross and Ardross. And if you fancy some serious shopping head over to Westfield Booragoon. There's also plenty of schools nearby, including Mount Pleasant, Ardross and Applecross primaries and Applecross Senior High School. Sound good? It is! And there's more. While this home is technically a duplex, it only shares a carport wall with the rear house - no common walls! And it's on a 468sqm block - that's bigger than what most new homes are on these days. There's a generously sized, fully enclosed front yard. It's a very pretty space and tucked away behind a high brick fence so you have plenty of privacy. And it has a gated access to the backyard, which is also a good size. It is open to the double carport, but you could fully enclose it to make it more private. You'll also be very pleasantly surprised by the space on offer inside the home. It may be a duplex but it's not small. It has a large living/dining area with a beautiful bay window looking out to the front garden. There is also an open-plan living/dining/kitchen area with a sliding door to a sizeable alfresco area - there's plenty of room for entertaining if you wish. The home has three good-sized bedrooms, all with ceiling fans, and two bathrooms. The roomy master has a walk-in robe and ensuite with shower, vanity unit and toilet. The two other bedrooms have built-in robes and are near the main bathroom with bath, shower, vanity and separate toilet. Even the laundry is large and has a built-in linen cupboard. Now we'll give it to you straight. The owners have made some upgrades, including the attractive timber-look flooring throughout and fresh paint, but you may want to do a little modernising here and there. However, the home is perfectly functional and ready for you to move in (or rent out) and enjoy a very, very pleasant life. We'll also add that - downsizers, couples, families, investors - this home suits everyone. Inside Formal lounge and dining area with timber-look flooring and built-in cabinetry Open-plan living/meals/kitchen area with timber-look flooring and split-system air conditioning Kitchen with tiled flooring, oven, gas cooktop, dishwasher, tiled splashback, pantry and fridge recess Three bedrooms with timber-look flooring and two bathrooms Master bedroom with walk-in robe, ceiling fan and ensuite with shower, vanity unit and toilet Two bedrooms with built-in robes and ceiling fans Main bathroom with bath, shower and vanity and separate toilet Laundry with built-in storage Ducted air conditioning to the living areas Outside 468sqm block Enclosed front yard with gate to the backyard Backyard with lawn and garden beds Paved, covered alfresco area Garden shed Solar panels Double carport with storeroom Before you bid:

<https://www.beforeyoubid.com.au/reports/49-ullapool-road-mount-pleasant-wa-6153/building-pest>\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*Before you bid:

<https://www.beforeyoubid.com.au/reports/49-ullapool-road-mount-pleasant-wa-6153/building-pest>