

**5/133 Edinboro Street, Joondanna, WA 6060**



**Villa For Sale**

Saturday, 11 November 2023

5/133 Edinboro Street, Joondanna, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Villa**



Damian Martin

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## End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday December 5th.(the seller reserves the right to sell prior to the end date) Very rarely is there an opportunity to live this close to the CBD, Leederville, and Mount Hawthorn while still having beautiful established trees out front, and an entertainer's yard out back! This substantially renovated 2 by 1 villa delivers on not only modern finishes, beautiful interiors, and clever design, but also provides space for kids and pets to play! Your furry friends are most welcome in this complex, and this villa comes complete with shade and lawn out the back, and a doggy door already installed. Inside, the laminate floors have a stunning grain that adds depth and character to the design of the home, while providing a practical option for high traffic areas that is easy to clean. Through the archway entrance, you step into the heart of the home; the open plan kitchen, living and dining area. The kitchen has modern design, with high quality sleek appliances that sit beautifully in the light and bright space. There is ample bench space for preparing a dinner party, while overseeing the backyard from the kitchen windows. The spacious living and dining area is a breezy space, encouraging you to chill out in the split system air conditioner, or cosy up on the couch and watch your favourite sit com on TV. This isn't the only place to relax at home, with the spacious master bedroom coming complete with plush carpets underfoot, and sophisticated custom blinds. The space saving slider doors on the built-in master wardrobes means there is plenty of space for bedside tables, and a tallboy or tv unit. The secondary bedroom is equally as comfortable and calming, fitted with an overhead fan for the summer nights. The well-designed bathroom maximises the space, providing both a bath and a shower. The floor to ceiling tiling adds a touch of luxury, and the white colour palette has the space always feeling crisp and clean. A separate laundry is certainly a treat in unit living, and this laundry makes life easy with direct access to the backyard. Outside you will find the magnificent pergola, a pitched ceiling complete with newly installed overhead lighting. This generous space is perfect for entertaining into the night, bordered by the lush green gardens that have been so wonderfully maintained. The lawn out the back makes a great pitch for a roll of bowls in summer, or the perfect playground for a pet. All these gardens are easy to stay on top of with the zoned reticulation, so you can keep growing your luscious backyard oasis. Fully enclosed by the high fencing, this backyard is your own paradise in the middle of the city. Leave your car in your allocated garage bay and go for a stroll down the strip of Mount Hawthorn enjoying cafes, bars, beautiful parks, and shops. Fancy a drive? Take the 10-minute trip into the heart of the city for night markets in summer, or for shopping on a Sunday. Life doesn't get much better than that! SCHOOL CATCHMENTTuart Hill Primary School (1.5km)Harrisdale Senior School (4.9km)Bob Hawke College RATESCouncil: \$1551Water: \$1004 FEATURES\* Significant Renovations Inside and Out\* Custom Blinds\* Bosch Instant Hot Water System\* Aristotle Oven\* Westinghouse Dishwasher\* Fisher and Paykel Gas Burner\* Daikin Air Conditioning Unit in Living Room\* Laminate Flooring\* Fans in Master and Second Bedroom\* Built in Robes in Master Bedroom\* Remote controlled garage\* Owners Parking Bay\* Visitors Parking Bay (Shared by 3 Owners)\* Reticulated Gardens (4 Zones)\* Mature Magnolia Trees\* Mature Marraya Plants\* Herb and Vegetables Gardens\* Limestone Wall\* Window Security Screens\* High Fencing\* Pets Allowed\* Security Lights\* 2019 Installed Pergola Lights\* Grassed and Paved Backyard\* Exclusive second parking bay and guest parking shared by 3 villa owners \* Extra storage in laundry LIFESTYLE550m - Albert James Park800m - Ellesmere Street Reserve850m - Dogswamp Shopping Centre850m - Cafe Monstella1km - Joondana Medical Centre1km - The Coffee Corner North Perth1.1km - Flinders Square Shopping Centre1.2km - Powell Reserve1.3km - In Good Hands Cafe1.4km - Heart of Mount Hawthorn1.6km - Bunnings Osborne Park1.8km - Glendalough Train Station1.8km - The Mighty Quinn Tavern2.5km - Yokine Playspace2.8km - Loftus Recreation Centre2.9km - The Western Australian Golf Club3km - Glendalough Village3km - Glendalough Open Space3.2km - Beatty Park Leisure Centre4.1km - Hyde Park4.9km - Westfield Innaloo5.7km - Hay St Mall and Forrest Chase Mall CBD6km - Osborne Park Hospital