

# 5/1A Regent Street West, Mount Lawley, WA 6050



## House For Sale

Thursday, 11 April 2024

5/1A Regent Street West, Mount Lawley, WA 6050

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 248 m2**

**Type: House**



Chris Pham

0448777511

## UNDER CONTRACT

From the moment you enter this gated property and approach the arched entryway into the double-height foyer, you know you've arrived somewhere special. Built in 2001 by Willing Homes, this home epitomises sophistication across four bedrooms, three bathrooms, two living areas and low-maintenance gardens. This beautiful double-storey home featuring Tasmanian oak flooring, high ceilings, cornice detailing and skirting boards encapsulates much of the character of the neighbouring character homes to blend with modern conveniences. Designed with families in mind, the downstairs guest bedroom with a dual-access ensuite is perfect for multi-generational families. A sumptuous retreat awaits upstairs in the primary suite with an ensuite with a spa bath and a living room with a Juliette balcony, which could also function as a light-filled study. The downstairs open-plan living and dining room features a gourmet kitchen with Bosch appliances, She-oak cabinetry and Italian marble countertops. With clear roof panels, the paved patio invites plenty of natural light to the living room, as does an internal courtyard, beckoning year-round leisurely get-togethers on this easy-care 248sqm block. Families with daughters attending Perth College will love living around the corner, and you're in the catchment for Mount Lawley Primary School and Mount Lawley Senior High School. The Beaufort Street tourist precinct is on your doorstep, offering loads of dining and shopping options. You're also only a stroll from The Good Grocer IGA, Fresh Provisions and the Mount Lawley Train Station. Edith Cowan University, Mount Lawley Golf Club, Hyde Park, Northbridge and Perth's CBD are also nearby. Features you will love:

- Four bedroom (with built-in robes), three bathroom double storey 2001 Willing Home construction
- Open plan living and dining leading to a paved patio with clear roof panels and raised garden beds
- Gourmet kitchen with She-oak cabinetry, Italian granite countertops, Bosch appliances (four-burner gas cooktop, 600mm electric oven and dishwasher), recessed range-hood, dual sinks and water filtration tap
- Upstairs primary suite with a sitting room, walk-in robe, separate toilet and an ensuite with a spa bath
- Juliette balcony accessed by two bedrooms and upstairs sitting room
- Separate laundry with storage and external access to a drying courtyard

Highlights: Tasmanian oak flooring, high ceilings, cornice detailing, skirting boards, Venetian timber blinds, French doors, new carpets and freshly painted

- Features: alarm, mesh security front door, ducted vacuum, gas hot-water system, loads of storage and reverse-cycle air-conditioning
- Double car garage with storage and a shopper's entrance and garden access within remote-controlled security gates
- Low maintenance 248sqm block with an internal courtyard
- School catchment: Mount Lawley Primary School & Mount Lawley Senior High School, around the corner from Perth College
- Council rates: \$2832.98pa
- Water rates: \$1937.79pa

With new carpets and a recent paint job, this immaculately presented home is a lucrative investment perfect for families and professionals from day one. Please don't hesitate to contact Chris Pham at 0448 777 511 or [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) today.