

**52B Coode Street, South Perth, WA 6151**



**Sold Townhouse**

Thursday, 8 February 2024

52B Coode Street, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 118 m2**

**Type: Townhouse**



Fulton Borthwick  
0894737777

**\$800,000**

Proudly Presented by Fulton Borthwick Experience blissful living in the heart of South Perth. Nestled in a well-maintained, self-managed and tightly held small group of four, sits this private and secure townhouse offering a tranquil lifestyle for you to call home. Enjoy the benefits of open plan living. Stay cool and cosy all year around with split system aircons and bask in the tranquility of a sophisticated neutral colour scheme that defines this home's elegance. Relax in the spacious oasis alfresco which flows seamlessly from the family / dining - a perfect place to relax and entertain family and friends. Be thrilled with a location that is second to none, being within walking distance to shops and cafes along Angelo and Mend Streets, a choice of buses, great schools including Wesley College, the beautiful South Perth foreshore and just a short drive to Perth Zoo and Royal Perth Golf Club, key arterial roads (Canning Highway / Kwinana freeway), and the Perth CBD. It doesn't get better than this! Welcome to 52b Coode Street. A 1992 solidly built double brick and tile home showcasing timeless Federation style architecture. Whether you have been searching for an impeccable residence to call your own or a lucrative investment opportunity, this gorgeous property effortlessly checks all the boxes. Excellent features include: \* Open plan kitchen / meals / family with split aircon \* Kitchen with gas cooking, Simpson wall oven and grill, Electrolux dishwasher, stainless steel sink, pantry, and overhead and under bench cupboards \* Master with walk in robes, split aircon, ceiling fan and with access to balcony \* 2nd bedroom with split aircon, walk in robes, and ceiling fan \* 3rd bedroom with built in robes, split aircon and ceiling fan. \* Well-appointed family bathroom \* Laundry \* Separate WC downstairs \* Storage under stairs (or linen) \* Entry from carport into the house \* Second open space car bay. How handy! \* Security front door and sliders \* Security alarm \* Storeroom \* NBN fibre to the home (FTTH) - The good one! \* Rental estimate: \$730pw-\$750pw Outgoings: \* Water: \$1,204.73 (01/07/22 to 30/06/2023) \* Council: \$2,343.38 (23/24 FY) \* Strata: \$1,950pa Strata Configuration: \* Porch: 2sqm \* Carport: 17sqm \* Ground Fl: 61sqm \* Courtyard: 87sqm (includes space of 2nd parking bay) \* Upper Fl: 54sqm \* Balcony: 5sqm \* Total Strata Area: 226sqm Inspection will impress. Don't miss this exceptional opportunity to secure your dream home smack bang in the heart of South Perth. Sure to attract high interest. Contact Fulton Borthwick on 0481 19 44 39 for inspection arrangements or additional information. \*\*we have obtained all information in this from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own due diligence.\*\*