

**53 Lake Monger Drive, Wembley, WA 6014**

**DUET**

**Sold House**

Friday, 15 March 2024

53 Lake Monger Drive, Wembley, WA 6014

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 1232 m2**

**Type: House**



Craig Gaspar  
0862447860



Declan Turner  
0415723838

## Contact agent

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** Every now and then, the Perth property market is gifted a completely unique offering. 53 Lake Monger Drive is truly the most unique of these opportunities. Set on 1,232 square metres with incredible elevation, this home marries the lakeside lifestyle perfectly – it feels like its just you and the lake. Originally constructed in 1964, the property turns 60 this year. In that 60 years, the home has seen many updates, the most recent renovation being the crown jewel of this home's history. The current owners have paid brilliant homage to the Modernist architecture, extending both horizontally and vertically. With four bedrooms, four bathrooms and a host of vehicle parking, this property is one of the most well-rounded homes to market. Multiple living spaces are complemented by an unmatched outdoor space, framed by an enormous feature pool. 53 Lake Monger is a tale of modern functionality blended with a bygone groove. This home is one of one. We won't see another one like it, and there won't be a 'next time'. Do not miss your chance to secure one of Wembley's icons!

**THE LIFESTYLE YOU WILL LIVE** The Wembley lifestyle is on your doorstep! Wake up to glistening views of Lake Monger and enjoy the active lifestyle associated with it. Combine this serene locale with all the vibrancy of local cafes and restaurants, and you're on a winner. From this location, you'll have easy access to all the amenities of Leederville, West Leederville, Wembley and Subiaco. Enjoy Wembley's family favourites, all just a short walk away - Captain Peter's Fish and Chips (The best value fish and chips in Perth), Monsterella, Mummucc', RoyAl's and so much more. Located close to freeway entries and exits, your commutes will be a breeze, with the city and beaches just a short drive away. The house, the view, the location, every box is ticked with 53 Lake Monger Drive.

**THE DETAILS YOU WILL NEED** Council Rates: \$4,593.96 per annum Water Rates: \$2,927.40 per annum Land Area: 1232m<sup>2</sup> Build Area: 560m<sup>2</sup> approximately