

6/74 Iolanthe Street, Bassendean, WA 6054

KIM·TURNER
REAL ESTATE

House For Sale

Tuesday, 12 December 2023

6/74 Iolanthe Street, Bassendean, WA 6054

Bedrooms: 3

Bathrooms: 2

Type: House



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Contact Sacha Pop-Markov for price guide

While part of a small complex of just six homes, this residence has the huge advantage of being right on the street front - it doesn't share an entry point with any of the other dwellings. In fact, it looks like a standalone property. You'll have a huge double driveway and front garden all to yourself, while hedges provide privacy and a lovely outlook when you're inside. And the benefits don't end there, the home is on a low-maintenance 257sqm block and is surprisingly spacious inside. It's all about easy, comfortable living. The front door opens to a light and bright living room with gleaming timber flooring. The layout flows through to a dining/kitchen area, also with timber flooring. The kitchen is a fabulous size, and boasts an island bench with breakfast bar, a huge amount of storage, stainless-steel appliances, tiled splashbacks, pantry and fridge recess. Sliding doors in the dining area open to a paved courtyard where you can set up an outdoor dining suite and barbecue and enjoy a relaxed dinner on a balmy summer evening or entertain family and friends. It's a pretty space, surrounded by established garden beds. The home has three good-sized and two bathrooms. The master is at the front of the house and has built-in robes and an ensuite with large shower, toilet and vanity unit. Two more bedrooms are towards the back of the house. Both have built-in robes and are near the main bathroom, also with large shower, vanity unit and toilet. Completing the layout is the laundry, which has built-in cabinetry and a linen cupboard. The home has a secure double garage with storage area, door to a small rear courtyard where you can store the bins, and internal access - at the end of the day you can come home and walk straight into the house, there's no need to go around to the front door. The location puts you close to a range of amenity - you can walk to Jubilee Reserve, as well as local shops and eateries around the corner on Ida Street. In less than 15 minutes you can walk to Eden Hill or Anzac Terrace Primary Schools. It's a moderate walk, easy cycle or short drive to the Bassendean Train Station - if you cycle you can take the cycle paths into the city in one direction or Guildford and Midland in the other. Head over the railway line to the heart of Bassendean where you'll find the Bassendean Hotel, more cafes and restaurants and Coles Bassendean. For more shopping options, it's a quick drive to Morley Galleria or Midland Gate. And of course, you're not far from the Swan River. Success Hill is a lovely park with a playground and stairs down to the river where people like to fish (or exercise - it can feel a bit like Jacob's Ladder if you do it a few times). It's also a lovely spot to take the dog for a walk.

Inside Living area with timber flooring and split system airconditioning Dining/kitchen area with timber flooring Kitchen with island bench with breakfast bar, underbench and overhead storage, pantry, tiled splashbacks, fridge recess and stainless-steel appliances including oven, gas cooktop, rangehood and dishwasher Three carpeted bedrooms and two bathrooms Master bedroom with built-in robe and ensuite with shower, vanity unit and toilet Two bedrooms with built-in robes Main bathroom with shower, vanity unit and toilet Laundry with built-in cabinetry and linen cupboard

Outside 257sqm block Front yard Paved alfresco area with garden beds Double garage with internal access, storage area and door to a small courtyard Side gate to the backyard

Estimated current: Council rates \$2500 Water rates \$900 p/a Strata levy \$420 p/q*

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