

6 Cadney Lane, Mount Lawley, WA 6050



Sold House

Thursday, 22 February 2024

6 Cadney Lane, Mount Lawley, WA 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 201 m2

Type: House



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\$1,280,000

As peaceful as it is private, this two-storey residence in a leafy, family-friendly area is the epitome of easy contemporary living, complete with three spacious bedrooms, two bathrooms and a remote-controlled two-car garage. Built in 2013, simply move in and savour the comfort of reverse cycle ducted air conditioning, bright and airy interiors, recessed ceilings, a gourmet kitchen, and separate upstairs study. Located on a quiet lane just minutes to Mount Lawley Train Station, Perth College School, and the multiple dining options of nearby Beaufort Street, this is a must-see for busy people seeking a low maintenance, convenient lifestyle with timeless modern design. Downstairs, natural light floods the open plan living, kitchen and dining, an area boasting polished timber floors, pendant and recessed lighting, and a clear view of the alfresco. The modern kitchen is well equipped with an induction stove top, Smeg electric oven, and two-drawer integrated dishwasher, home chefs will love entertaining with the large central island bench top, breakfast bar, double fridge space, and the practicality of double side basins overlooking a side terrace. The adjoining dining and living area is perfect for casual get togethers or family movie nights, a space that enjoys a seamless flow from inside to out, thanks to impressively high ceilings and bright, white design details. Relax all-year round in the covered alfresco, a well-lit private space with pebble-stone paving, fully fenced surrounds, retractable outdoor blinds and easy-care garden beds. There's secure side gate access from the driveway to the front door and courtyard. Upstairs, there is a good-sized study and three generously proportioned bedrooms, including a master bedroom with walk-in robes, ensuite and a handy 3.2x3.5m loft storage space. Bedrooms two and three feature built-in robes and their own bathroom with separate bath and frameless shower. With this supremely comfortable home, say goodbye to long commutes to work or school, with Mount Lawley Train Station a 12-minute walk away, Mount Lawley Senior High School just six minutes by car and the dining, entertainment and café offerings of Beaufort Street a 10-minute stroll. Of course, Perth CBD is an easy 20-minute bus ride away. For families, professionals, or down-sizers, this is a brilliant investment in a neighbourhood highly sought-after. Features you will love:

- 3 good-sized bedrooms, main suite with WIR, ensuite, plantation shutters, bedrooms 2 and 3 with BIR
- 1 study space
- 2 bathrooms, downstairs powder room
- 2-car lock-up garage, remote controlled with plenty of storage
- Spacious open-plan living and dining leading out to a courtyard
- Alfresco with retractable privacy blinds, easy-care garden beds
- Gourmet kitchen with stone countertops, Induction stove top, Smeg electric oven, integrated dual-drawer dishwasher
- Timber flooring downstairs, plush charcoal carpets upstairs
- Recessed high ceilings
- Separate laundry and loft storage
- Intercom, alarm system and reverse cycle ducted air conditioning
- Immaculate condition, modern, low maintenance inside and out
- School Catchment: Mount Lawley Primary School, Mount Lawley SHS
- 154sqm Internals
- Council Rates: \$2,779.59pa
- Water Rates: \$1,890.65pa

Connect with Chris Pham of Acton Belle Property Mount Lawley on 0448 777 511 or chris.pham@belleproperty.com today for more information.