

6 Federation Street, Mount Hawthorn, WA 6016



House For Sale

Tuesday, 23 April 2024

6 Federation Street, Mount Hawthorn, WA 6016

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 625 m2

Type: House



Annie Kowal
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OFFERS

Nestled at 6 Federation Street, Mount Hawthorn, this property exudes timeless charm and spacious elegance, making it a true gem. From the moment you step onto the premises, you're greeted by a captivating bungalow façade and lush, well-maintained gardens, offering both privacy and tranquillity. Upon entering, the formal entryway sets the tone with its exquisite character details and gleaming floorboards, creating an inviting atmosphere throughout. Boasting four generously sized bedrooms, two beautifully renovated bathrooms and two oversized living spaces, this home caters to both comfort and style. The master bedroom impresses with its spaciousness, adorned with white plantation shutters and full-height built-in robes, while adjacent lies a renovated bathroom and a second bedroom. Two additional bedrooms, complete with ceiling fans and built-in storage, are situated towards the rear of the property, offering a peaceful retreat and well thought out separation between zones. The front living space makes for the perfect parent retreat with a gas fireplace and large windows overlooking the front yard. The heart of the home lies within the spacious central kitchen, featuring stunning stone benchtops, push-open cabinetry, ample storage, and high-end appliances with a generous breakfast bar, perfect for casual entertaining. The adjoining open-plan living area is equally impressive, providing a perfect space for family gatherings and relaxation. Bi-fold stacking doors seamlessly connect the family room to the delightful wrap around deck area, creating an indoor-outdoor flow ideal for entertaining year-round. Outside, the expansive decked alfresco area is enhanced by a ceiling fan, outdoor heaters, and weather blinds promising enjoyment regardless of the season. The meticulously landscaped gardens, watered by a shared bore, add to the property's allure. A large laundry with abundant storage and access to pull-down attic storage space further enhances the home's practicality. This remarkable residence is situated on a sizable 625sqm block with rear lane access, offering ample space for a pool if desired. Additional features include a double carport with remote gated access, external storage, ducted reverse cycle air-conditioning, high ceilings, jarrah flooring, and easy access to amenities such as parks, public transport, schools, and the amazing restaurant, shopping and café strip. With its irresistible blend of classic charm and modern conveniences, coupled with its prime location in the sought-after suburb of Mount Hawthorn, this property presents a rare opportunity to walk straight in and start living. Buyers will appreciate that this property falls within the catchment zones for both Mt Hawthorn Primary School and Bob Hawke College. This means that families residing in this home will have access to quality education options within the local area. Don't miss your chance to make this exquisite house your new home, contact Annie on 0418 795 654 today to secure your viewing. FEATURES: 4 large bedrooms with built-in robes 2 beautifully renovated bathrooms Large open plan living area Large decked alfresco area with fan, heating and weather blinds Stunning kitchen with ample storage Secure parking for 3 cars with remote secure gated entrance Large fully fenced front garden External storage Ducted reverse cycle air-conditioning 625m2 block with reticulated garden from a shared bore High ceilings & Jarrah flooring Easy freeway and city access Minutes from The Mezz shopping centre Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College Large attic storage space. PROPERTY PARTICULARS Shire Rates: \$2,922.22 p/a Water Rates: \$1,702.16 p/a City of Vincent