

**6 Pauline Avenue, Kalamunda, WA 6076**



**House For Sale**

Friday, 8 March 2024

6 Pauline Avenue, Kalamunda, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 912 m2**

**Type: House**



LeeAnne Bettridge  
0405019574

## Offers From \$575,000

Are you looking for a home with a spacious garden? Look no further! This cosy home is nestled in a picturesque Hills Street and sits proudly on a generous 912m<sup>2</sup> lot. The big timber windows allow an abundance of natural light to filter through, creating a warm and inviting atmosphere in the lounge and dining areas. You'll love the delightful garden outlook from these rooms. During the summer months, the sun-soaked pergola becomes the perfect spot for entertaining guests. It overlooks the expansive grassed backyard, providing ample space for pets to play. Plenty of room for your studio, workshop or granny flat. In the evenings, you can enjoy the brilliant night sky and even watch shooting stars. For families with school-age kids, this location is particularly convenient. There are both public and private schools nearby, and older kids can easily catch the bus. If you need to run errands or grab a quick bite, the Kalamunda Glades Shopping Centre is just a short walk away. You'll find a Woolworths, chemist, and Noodle Bar, making it a convenient stop for your after-work or after-school needs. And if you're looking for a wider variety of shops and amenities, Kalamunda Central is only a 5-minute drive away. Built in 1967, this home has had only one owner and has been meticulously maintained over the years. The gardens are well-established and conveniently reticulated with a bore. To ensure year-round comfort, the house is equipped with both split system and ducted evaporative air-conditioning. Plus, it features solar panels, helping you save on energy costs. The region offers an array of activities to enjoy without even leaving the area. The weekend and night markets are popular attractions, drawing visitors from far and wide. There are also numerous walking and mountain bike riding tracks to explore, perfect for outdoor enthusiasts. And if you ever crave a change of pace, the bustling Perth CBD is just a short 30-minute drive away. This property is ready for you to move in with nothing to attend to. It would make a lovely couple's home or appeal to investors looking for an instant rental opportunity. Don't miss out on this charming gem! All offers will be presented on Wed 13th March at 10am, offers can be made through Propps at anytime prior to Wed, I'll provide you more information when I meet you. Built 1967 Air conditioned - Split System and ducted evaporative Single lock up garage New flooring Freshly painted Handy location to schools/shops Shire rates \$1811. p/a approx Bore Dwelling contains asbestos