

# 65 Federation St, Mount Hawthorn, WA 6016

## House For Rent

Wednesday, 12 June 2024

65 Federation St, Mount Hawthorn, WA 6016

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 491 m<sup>2</sup>

Type: House



Tanya Guetlich Guetlich

**\$1,500 per week**

\*Be sure to utilize the Virtual tour, 3D Doll house, Built in measurement tool & Floorplan\*Welcome to 65 Federation Street, Mount Hawthorn, an extraordinary testament to charm and modern comfort. Built in 1946, this residence is nestled in one of the best streets in Mount Hawthorn, offering an exceptional blend of classic appeal and luxurious contemporary living. Discover a life of tranquillity, elegance and convenience in this captivating home. High ceilings and beautiful jarrah flooring across the ground floor of the house reflect the property's heritage, while the open plan living area features a fine modern extension, achieving a perfect balance between classic charm and contemporary style. The four bedrooms, three bathrooms, one office (or interchangeable fifth bedroom), two levels of spacious living areas all combine to provide increasingly important choice towards how you would like to utilize living options for you and your family. The kitchen is quite incredibly gorgeous and engaging, overlooking the open plan dining and living area, is a veritable chef's dream, combining sophistication and ultimate functionality. You will love the oversized bedrooms, with BIR's to offer plenty of storage space, air conditioning and comfy carpet underfoot to complete the luxury. The laundry is integrated into the third bathroom perfectly and ensures added functionality to the overall floor plan design. The open plan living area is the true heart of this fine home and effortlessly connects to a generous sized covered alfresco space, featuring decking as well as beautiful picturesque two way visuals across the manicured backyard returning into the home. Families will absolutely fall in love with this perfect expanse of lush grass, ideal for children to play and guests to be entertained upon. Located in a quiet street in a picturesque and welcoming neighbourhood, 65 Federation Street is within the highly sought after catchment zone for Mount Hawthorn Primary School and Bob Hawke College, making it an ideal choice for families. This home is more than a house; it's a celebration of classic charm, a testament to comfort, and a canvas for your future next home. FEATURES:- 4 Bedrooms 3 Bathrooms 1 Office/5th Bedroom- Living zones across both levels- Open plan main living with outstanding view through stacker sliding doors out onto oversized decked alfresco & private garden- Ducted reverse cycle AC + ceiling fans + gas fireplace- Classic ornate features inc roses, leadlight windows, bevelled cornicing, high skirtings & polished floorboards- Extra high ceilings throughout- Sophisticated kitchen with beautiful stone tops, fridge, dishwasher and loads of storage- Super cute covered front veranda- Beautiful street appeal you will be proud to invite friends- Unfurnished interiors- So much more! AVAILABLE: Approx. 3rd July 2024. LEASE TERM: Minimum 12 months SPECIAL CONDITIONS: Fridge included. TO VIEW THIS PROPERTY: Click on the button "EMAIL AGENT" enter your details and we will respond instantly. Important Note - If you are not registered you will not be advised of any changes or cancelled viewings