

# 7/49 Pearson Street, Ashfield, WA 6054

## House For Sale

Thursday, 21 March 2024

7/49 Pearson Street, Ashfield, WA 6054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



Sandy Pralica  
0893004000

## Offers Above \$599,000

\*\*\*\*\*Grand Opening this Sunday 1:00-1:30pm\*\*\*\*\*If you're seeking a life of convenience and low-maintenance living, this townhouse is securely nestled in a complex of 12. Built in 2011, this lovely abode is perfect for empty nesters, astute investors, or those seeking a quiet haven in a central location. The accommodation consists of 3 bedrooms, 2 bathrooms plus a large paved alfresco with ample space for entertaining and still providing enough space for as little or as much garden as you like. The LOCATION could not be more ideal! A very short walk will take you to the Swan River, & the beautiful Sandy Beach Reserve. Ashfield Primary School and Cyril Jackson Senior High School Campus are within walking distance or a very short drive. 3 Bedrooms | 2 Bathrooms | Lounge | Kitchen | Living | Dining | 3 x split system air conditioners | Double lock up garage | 320sqm block

**PROPERTY HIGHLIGHTS**  
Ground Floor: Lounge Room with gas bayonet for heating  
Open plan kitchen, living and dining areas with split system air conditioning and gas bayonet  
Kitchen provides:- 4 burner gas cooktop- Electric oven- Rangehood- Dishwasher  
Upstairs: Master Bedroom with large built-in robe, split system air conditioner, TV point  
Ensuite with shower, vanity and wc  
Bedroom 2 with large wardrobe space, split system air conditioner  
Bedroom 3 with large built-in robe & ceiling fan  
Outdoors: Double lock up garage with extra storage space, shoppers entrance to the home and entry to backyard  
Reticulated gardens to the front and backyard  
Alfresco with high ceilings  
Strata Fees: \$378.93 per quarter which includes building insurance  
Block Size: 320sqms  
Living Space: 163sqms (approx.)  
House Size: 196sqms