

# 7 Mabel Street, Kensington, WA 6151

## House For Sale

Thursday, 28 March 2024



7 Mabel Street, Kensington, WA 6151

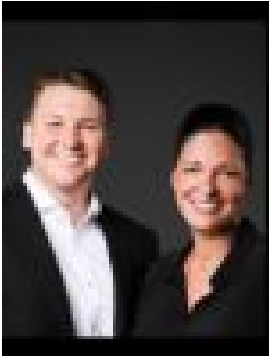
Bedrooms: 3

Bathrooms: 2

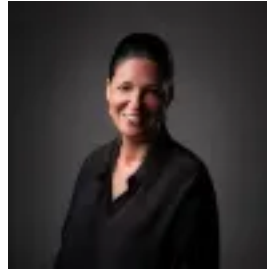
Parkings: 2

Area: 991 m2

Type: House



Jac Fear Karen Firth Team  
0861687471



Karen Firth Jac Fear Team  
0861687471

## FROM \$1.89M

This property offers a most idyllic lifestyle choice and is making its first appearance on the market for 36 years. Experience the feeling you are living on a rural block with the views of the tree filled native reserve across the street, enjoy the sights and sounds of nature and still have the convenience of being only 10min to the city. The north-facing solar passive benefits of the living areas and purposely designed curved roof to the alfresco area make this a perfect place for relaxing and entertaining all year round, including evenings with the stunning garden lighting. The substantial 991sqm block has the much sort after two-street frontage, which offers significant access benefits. Mature trees abound and there is still an abundance of space for the keen gardener to be creative and cultivate a vegetable and herb garden. The location is unbeatable. Superbly positioned, with access to every amenity. The ability to stroll to an array of restaurants, cafés and public transport is invaluable. Excellent schooling, both private and public, are in very close proximity. This is truly one of the most unique offerings. Endless possibilities to explore in the home's layout, the private studio can be used for a family member or rent out for extra income. Separate entrances give multiple lifestyle options!

**FEATURES...**

- Rear studio apartment earning potential estimated at \$26,000 additional income per year.
- 991sqm block with dual street frontage.
- Fully reticulated with its own bore.
- Dining and meals area.
- Three bedrooms.
- Family bathroom.
- Studio living/dining area.
- Second bathroom.
- Second kitchen.
- Second Laundry.
- 3 Phase power.
- 3 x W/C's.
- 2 driveways.
- Single garage.
- Security screens throughout.
- Security alarms.

The studio apartment at the rear of the property is subject to a fixed term lease expiring 3 July 2024. For more information on this property please contact the Jac Fear | Karen Firth Team today. We look forward to welcoming you.

Council Rates | \$2,818.51 pa  
Water Rates | \$1,457.58 pa  
Land Area | 991 m<sup>2</sup>