

77a Lord Street, Eden Hill, WA 6054



House For Sale

Thursday, 14 March 2024

77a Lord Street, Eden Hill, WA 6054

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 407 m2

Type: House



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Offers over \$559,000

Buy your time back with this pearler of a property where morning coffee can be taken on your private patio, evenings can be spent unwinding in your spacious living area, and weekends exploring all that WA has to offer - knowing you can return home to a home that pretty much takes care of itself! This immaculate 2008 brick and tile haven in Eden Hill promises a lock-and-leave lifestyle that's perfect for busy families, downsizers seeking the ultimate in convenience, or savvy investors looking for a low-maintenance dream abode to add to their portfolio. Inside is an open-plan haven carefully and cleverly designed for effortless living. The modern kitchen boasts abundant bench space, a breakfast bar for casual meals, and sleek appliances that'll make whipping up gourmet creations not only a breeze, but a downright pleasure. Entertain elegantly and easily with a dining area that flows into the light-filled living space, creating a delightful zone for movie nights or having your best folk around for wine, cheese, or games nights (or all of the above). With three well-appointed bedrooms, including a main suite featuring a fresh coat of paint and a brand-new wardrobe, this home offers comfortable space for everyone. The newly tiled laundry adds a touch of modern luxury to an everyday chore, while the ducted reverse cycle air conditioning means year-round comfort inside. Not just a pretty face, this property includes a parcel of practical features to make life even easier - new LED downlights, recently installed solar panels, and an alarm and CCTV system - plus no strata fees!

Features Include: 2008-built rear brick & tile home
3 generously sized bedrooms with built-in robes & great carpet
2 modern bathrooms
Main bedroom features new paint & brand new wardrobe plus ensuite
Spacious open-plan kitchen, living & dining space with gas bayonets
Kitchen features breakfast bar & built-in pantry with modern appliances
Newly tiled laundry
Ducted reverse cycle air conditioning
New LED downlights throughout
Spacious main bathroom with separate shower, bath & vanity
Fantastic covered outdoor entertaining area
Double garage with workbench & shelving & Shopper's entrance
Communications cabinet in garage
Tidy low-maintenance gardens with reticulation to front
New 6.6kw solar panels
Alarm system & CCTV
No Strata fees - joint home insurance only
Close to local shops, train station, nature reserves & CBD

407sqm block This fabulously located gem extends its easy-living promise to the outdoors too. The low-maintenance gardens with automatic retic mean you can ditch the gardening gloves and spend your weekends exploring nearby parks, indulging in retail therapy at the local shops, or catching a train into the heart of the city - all conveniently located just moments away. Hosting a BBQ or evening soiree? The covered outdoor entertaining area provides the perfect space for alfresco dining, while the double garage with a workbench and shelving offers storage for all the good toys and tools. Just 12ks from the CBD, this is the best of both worlds - explore the city's energy when you want to, then retreat to your suburban haven surrounded by parks, community groups, sporting facilities, restaurants, cafes, and shopping. Directly across from a nature space and only a quick jaunt to the Swan River, this home is in the prime location to live the easiest, breeziest, and most beautiful life. Do less. Enjoy more. For more information on 77A Lord Street Eden Hill, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.