

7A Heppingstone Street, South Perth, WA 6151



Sold House

Friday, 3 November 2023

7A Heppingstone Street, South Perth, WA 6151

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Diane Sheppard
0894737777



Michael Sheppard
0894737777

\$902,000

Located just 130m from the South Perth foreshore, this immaculately maintained 4-bedroom, 2-bathroom double-storey townhouse is a real estate gem, showcasing the importance of "LOCATION, LOCATION, LOCATION." Situated within a small, tightly held self-managed complex of only four units, (all owner occupied excepting 7a), this property stands out with its unique and upgraded features and benefits, including very low strata levies. The external face brick construction ensures minimal maintenance, making it a hassle-free option for homeowners. Plus this home has undergone a stunning renovation to the downstairs area, with new flooring, new kitchen with amazing fixtures and fittings to name a few and a few part upgrades of the upstairs areas.

GROUND FLOOR* Built in 1991* Entrance hall* Large family lounge with new split system air conditioning system, beautiful laminate plank flooring throughout the downstairs area* Stunning gourmet kitchen with Caesarstone benchtops, glass splashbacks, abundant soft closing drawers, induction cooking and generous benchtop spaces. Built in Fisher and Paykel oven, microwave, Miele dishwasher and stand alone fridge all included* Separate laundry room with washer and dryer included as well* Guest powder room with handbasin and toilet* Separate dining room * Small enclosed paved courtyard, in the centre of this area, offering a lovely sunny spot for that morning cuppa. Large 2nd rear paved outdoor area with lockup storage room, fully enclosed for that furry friend* Gorgeous painted stairwell with amazing pendant lighting leading to the 4 bedrooms upstairs * Under-stairwell storage space* Double lock up garage with shoppers entrance directly into the home, the garage door has been replaced with new motor* New roller blinds downstairs, and sheer curtains were all installed throughout, together with new lighting, electric switches and sockets * All internal doors have also been replaced

UPSTAIRS* 3 Minor bedrooms, all carpeted with 2 rooms that have robes* Family bathroom with shower and bathtub and toilet - both bathrooms have had a part refurbishment with new shower plumbing, taps, valves and tiling* Master Bedroom and ensuite, with new split system air conditioning system and large 3 door robes* Balcony from the main bedroom has incredible views of Perth city and our beautiful South Perth foreshore which will be your local playground and picnic spot* Ducted evaporative cooling system upstairs - all new air vents replaced

Your local shopping centre will be the Angelo Street cafe strip with the new and improved Coles, Mends street cafe strip with its plethora of eateries, and retail outlets, and also very close to the Victoria Park cafe strip, Crown Casino and Optus stadium. Embrace this unique opportunity to own a townhouse in a prime location, where the South Perth foreshore becomes your personal playground, and the amenities of the area cater to your every need. Don't miss the chance to make this stunning property your new home.

THIS HOME IS CURRENTLY TENANTED UNTIL 29 OCTOBER 2023, SO VIEWINGS ONLY BY ADVERTISED HOME OPEN

PROPERTY DIMENSIONS: Garage: 34sqm Downstairs: 65sqm Outdoor: 36sqm + 72sqm Storeroom: 4sqm Upstairs: 79sqm **TOTAL: 290sqm** Shire Rates PA: \$2,773.25 Water Rates PA: \$1,295.26 Levies PQ: \$350.00