

**7A Humphry Street, St James, WA 6102**



**House For Sale**

Wednesday, 29 November 2023

7A Humphry Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 374 m2**

**Type: House**



Arash Kalani  
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## OFFERS IN THE \$600,000's

The perfect property in the ideal location, that's exactly what you will think when you first walk through 7a Humphry St James. Set in a secluded rear lot, with an elevated position to the rear, this property is located in close proximity to every amenity you could hope for. Recently refreshed by the motivated Seller, this property presents as new, with the smell of freshness wafting through its exceptionally designed layout and setting it apart from the usual offerings. With 3 fantastic Double bedrooms, much bigger than you would expect, walk in robe and ensuite, separate laundry and light filled floor plan, you will enjoy every day all that much more! A light filled open plan living, dining and kitchen have windows in three directions to ensure the maximum of natural light all day and all year, and a separate front lounge also gives you the flexibility to make the most of the truly outstanding home for whatever works best for you at the time. Being presented for the first time since it was built (2006), you can rest assured it was built to a very high standard and will continue to stand the test of time and present like a new property time and time again. Expect it to be gone before you blink, so don't delay and get in touch now as this one might not even make the weekend!