

8/1 Wylie Place, Leederville, WA 6007



Townhouse For Sale

Wednesday, 3 April 2024

8/1 Wylie Place, Leederville, WA 6007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 98 m2

Type: Townhouse



Chiara Pacifici

Contact Agent

Neighbouring parkland and located in a quiet tree lined cul-de-sac, this well maintained 3 bedroom, 1 bathroom townhouse (2 wc's) boasts low maintenance living in a premium blue-chip location. Situated in a small, very well-maintained, quiet and friendly group, this privately located home has all the creature comforts you need. Inside the home: Enter into this private home and switch off from the world outside. Offering a separate dining and lounge area that allows for good break-out areas. A well appointed kitchen provides ample benchtops and cupboard space. Glass sliding doors open onto a well maintained decked private courtyard that provides a second living area in spring and summer. The large laundry boasts a second toilet and provides enough room to potentially be converted into a second bathroom! Upstairs you will find three well-lit, good sized bedrooms each with built in robes and white wooden blinds. The master bedroom can fit a king size bed and has a split system air-conditioner. The second room offers a small study nook. The bathroom is large and has been modernised. Features You'll Love:- Secure. 'Lock up and leave'. - Separate dining and living areas.- Low-maintenance gardens.- Three good sized bedrooms with built-in robes.- Two toilets.- Low maintenance timber-laminate flooring downstairs.- Freshly painted (specified areas).- Split system air conditioning - master bedroom.- Two car bays, one undercover. Importantly, this is a well maintained complex of mostly owner occupiers and has had recent improvements to all common areas including restored and painted roofing, gutters, fascia's and attractive new boundary fences. Blue-Chip Location: Located in the heart of this blue-chip suburb surrounded by Leederville's cafe strip along with an array of infrastructure including trains and bike paths leading directly into the City. A community garden is near your door step with an abundance of herbs and vegetables. This home is only.- 250m to Aranmore Catholic Primary School/High School.- 450m to The Re Store.- 850m to the Mt Hawthorn Cafe and Restaurant Strip.- 950m to Mt Hawthorn Primary School- 1.1km to The Mezz - Woolworths, other local shops.- 1.6 Kms to Beatty Park Leisure Centre, 5 min bike ride.- 2.3 Kms to Lake Galup (Lake Monger) or 8 min bike ride.- 2.8 kms to Bob Hawke College, 20 minutes via public transport.- 4.7 Kms to the CBD, 15 minute bike ride.- 9.2 Kms to City Beach, 15 min drive.- Minutes walk to Leederville and Mt Hawthorn. Strata Details: Lot 8 on Strata Plan 13231. Vol. 1710. Fol. 808. Outgoings: Council Rates: \$1,971.34 p/a Water Rates: \$1,300.00 p/a (approx.) Strata Fees: Admin Fund \$451.95 p/q, Reserve Fund: \$67.50 p/q (Total: \$2,077.80 per annum) Internet: Fibre to Curb Chiara Pacifici (Licensee) 0419 953 079 chiara@communitywestre.com.au Disclaimer: Please note that while best effort is made to ensure rates and details are correct at time of listing, they are provided for reference only and may be subject to change. Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.