

**9/145-149 Carr Street, West Perth, WA 6005**



**Townhouse For Sale**

Wednesday, 24 April 2024

9/145-149 Carr Street, West Perth, WA 6005

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Brendan Smith  
0893250700



Sharon Smith  
0405814948

## Grand Opening Weekend - All Offers Presented!

Boasting a West Perth address that is far enough removed from any hustle and bustle, this neat and tidy 227sqm, 3 bedroom 1 bathroom two-storey townhouse residence also enjoys street frontage, encourages low-maintenance "lock-up-and-leave" living and is located close to absolutely anything you could ever want or need. A sunken and spacious front lounge room is carpeted for comfort, boasts split-system air-conditioning for climate control and pleasantly opens out to the secure entry garden. The downstairs open-plan dining and kitchen area overlooks the living space - at the same time seamlessly extending outdoors to a generous paved courtyard that encourages private and tranquil entertaining. The kitchen itself plays host to double sinks, a stainless-steel Bosch dishwasher, a range hood, gas cooktop, separate oven and tiled splashbacks. Also on the ground floor are a laundry and separate powder room. Upstairs, the larger master suite has split-system air-conditioning, full-height mirrored built-in wardrobes and French-door access out to a lovely bullnose-verandah balcony with delightful tree-lined views in the distance. It also benefits from semi-ensuite access into a practical bathroom with a shower, separate bathtub, toilet and vanity. A huge second bedroom has a walk-in robe, whilst the third bedroom can easily be converted into a study or nursery, if need be. Stroll into Leederville from here and experience its vibrant café, restaurant, pub and nightclub scene, with bus stops, Beatty Park Leisure Centre, Loftus Recreation Centre and even Leederville Oval all just around the corner. The popular West End Deli is also just footsteps away down the street, whilst lush local parklands, the Robertson Park Tennis Centre, Leederville Train Station, the freeway, beautiful Hyde Park and surrounding entertainment hotspots - including Mount Lawley, Northbridge, West Leederville, Subiaco, Mount Hawthorn and the heart of the Perth CBD itself - all so easily accessible within a matter of mere minutes. The simple life awaits! Features Include:- Great street facing location- Split-system air-conditioning - Sunken front lounge room- Gas bayonet in the dining/kitchen area- Outdoor-entertaining courtyard- Carpeted upper-level bedrooms- North facing balcony- Separate laundry - Under-stair storage- Feature ceiling cornices- Feature skirting boards- Security doors and screens- Established easy-care gardens- Corner storeroom at the rear- Secure double carport- Off-road parking bays for your guests and visitors to utilise Points of Interest (all distance approximate):- Footsteps from several bus stops- 350m to West End Deli- 450m to Loftus Recreation Centre- 500m to Beatty Park Leisure Centre- 1.1km to Leederville Train Station- 1.8km to Hyde Park- 2.5km to the Perth CBD- 3.4km to the Edith Cowan University Mount Lawley Campus- North Perth Primary School and Mount Lawley Senior High School catchment zones- Easy access to top private schools, including Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$2,112.83 p.a.- Water Rates - \$1,404.05 p.a.- Strata Admin - \$613.33 p/qtr- Strata Reserve - \$100.00 p/qtr- Residence Area - 118sqm- Total Area - 227sqm