

9/2 Queens Crescent, Mount Lawley, WA 6050



Villa For Sale

Thursday, 13 June 2024

9/2 Queens Crescent, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Villa



Adam Iles

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UNDER OFFER

Currently leased until 10th February 2025 @\$525 per weekWhat we love..... is the quaint garden walkway that eventually leads you to the enviable end position of this beautifully-presented and secure 2 bedroom 1 bathroom villa, situated on the other side of a gate and occupying the most private of settings within a small, yet established, complex in central Mount Lawley... is the large exclusive-use outdoor area – on the biggest land holding in the complex and offering space for sitting and relaxing at the front of the property, as well as extra room down the side for potential grass or a vegetable patch and a covered entertaining patio that forms part of a tranquil rear courtyard off the living zone... is the welcoming open-plan living, dining and renovated-kitchen area, warmed by solid wooden Jarrah floorboards and graced by sparkling waterfall-edge 20mm-thick engineered-stone bench tops, stylish tiled splashbacks, wine racking, soft-closing drawers, decent cupboard storage, a pull-out mixer tap, a stainless-steel dishwasher, an integrated range hood and quality stainless-steel five-burner gas-cooktop and DeLonghi-oven appliances... is the spacious master bedroom with its generous full-height built-in mirrored wardrobes, with mirrored built-in robes also prevalent in the second bedroom next door... is the sublime convenience of living only walking distance away from Mount Lawley Train Station, bus stops and lush local parklands, as well as in between the buzzing café, restaurant and entertainment strips of both Beaufort Street and Whatley Crescent and so close to top schools (including Perth College around the corner), the river, shopping and medical facilities, golf courses, university campuses, the city, the surrounding entertainment hubs of Northbridge, Leederville and Mount Hawthorn and so much moreWhat to know...A combined and updated bathroom-come-laundry makes the most of both the floor and wall space on offer, featuring a fully-tiled bathtub with a showerhead – plus mirrored cabinetry and external access. The toilet is separate for convenience.Extras include a delightful portico entrance, built-in linen and over-head hallway cupboard storage, upgraded LED lighting throughout, ducted reverse-cycle air-conditioning, feature glazed doors, skirting boards, roller blinds, security doors and screens, a gas hot-water system, a garden shed, retained garden beds, an exclusive-use single car bay and direct access to a visitor-parking bay when available, right next door.Pleasantly surprising and ticking plenty, if not all, of your boxes, this gem of a find has your name written all over it!Strata Admin - \$650 per quarterStrata Reserve - \$50 per quarterWho to talk to...To find out more about this property you can contact agent Adam Iles on 0423 470 600 or by email at ailes@realmark.com.au