

99B Trafalgar Rd, Lesmurdie, WA 6076



Sold House

Sunday, 13 August 2023

99B Trafalgar Rd, Lesmurdie, WA 6076

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 800 m2

Type: House

\$440,000

ATTENTION FIRST HOME BUYERS / DOWN-SIZERS / INVESTORS!! This well-presented two bedroom, one bathroom duplex home set in quiet, leafy Lesmurdie is a real delight. Featuring rustic retro charm, open-plan living, a lovely renovated kitchen, funky retro bathroom, reverse cycle split system air-conditioning, a patio area overlooking the backyard, a private front courtyard, there is great potential for here an extension. A fully fenced & secure backyard with loads of room for that dream shed and potential for access to the rear complete the package. Well located close to national park & nature walks, walking distance to both Falls Rd Primary School, Lesmurdie Primary School, & Ray Owen Sports Centre, easy access to public transport and amenities. A perfect entry-level home for those wanting to get on the property ladder OR for those looking to downsize OR for a great little investment for those wanting to expand their property portfolios. INSPECTION IS A MUST - Call Emily NOW to view! - Open-plan living with timber flooring - 2 good-sized bedrooms - Funky retro bathroom - Renovated kitchen with 900mm stove oven & dishwasher - Split-system reverse-cycle air-conditioning - Patio / covered outdoor area - Laundry - Garden shed - Potential for access to the rear - Fully fenced backyard - Easy-care 800m² (approx.) block - Walk to Falls Road Primary School, Ray Owen Sports Centre & Reserve, Mundy National Park & Lesmurdie Falls - Close to amenities, public transport, local schools, Mazenod College, St Brigid's College and is within the Lesmurdie Senior High School catchment - Approximately 15km to Perth Airport and 22km to Perth CBD