

**9C Gibney Avenue, Mount Hawthorn, WA 6016**



**House For Sale**

Thursday, 9 May 2024

9C Gibney Avenue, Mount Hawthorn, WA 6016

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Annie Kowal  
0863778888

## OFFERS

Nestled within the inviting community of Mount Hawthorn, 9c Gibney Ave offers a residence constructed in 2003. With its thoughtful design and desirable features, this home is sure to capture the attention of a diverse range of prospective buyers. The property, situated at the rear of a trio of homes, presents a harmonious blend of modern living and convenience. Boasting 3 bedrooms and 2 bathrooms, it caters perfectly to the needs of young professional couples, families, and those looking to downsize without compromising on quality. A standout feature of this home is its superb location, within easy reach of an array of amenities. Residents will appreciate the proximity to restaurants, cafés, parks, schools, shops, and public transportation options, ensuring a lifestyle of convenience and accessibility. Additionally, the absence of strata fees enhances the appeal of this property, offering residents financial flexibility and peace of mind. Step inside, and you'll discover a well-appointed interior, including a separate lounge area for relaxation and privacy. The open-plan kitchen and dining space seamlessly flow onto the outdoor courtyard, creating an inviting space for gatherings and entertainment. The bedrooms are generously sized and feature built-in robes, providing ample storage. With reverse cycle air conditioning, residents can enjoy comfort throughout the seasons, while the quiet street ensures a tranquil living environment. Completing the picture is a double lock-up remote garage, offering secure parking and an additional off street parking for a third car. Also an external secure storage space for belongings. Moreover, the property falls within the catchment zone for prestigious educational institutions such as Mount Hawthorn Primary School and Bob Hawke College, adding to its appeal for families. 9c Gibney presents an exceptional opportunity to secure a well-positioned home in a highly sought-after location. With its blend of modern comfort, convenience, and quality education options, it's sure to capture the hearts of discerning buyers. Call Annie on 0418 795 654 today to secure your viewing. KEY FEATURES: • Built 2003-Rear of 3 homes • Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport • No strata fees • 3 beds • 2 bathrooms (3 toilets) • Separate lounge • Open plan kitchen and dining directly connected to the outdoor courtyard • Generous sized bedrooms-with BIR • Quiet street • Reverse cycle air conditioning • Wonderful neighbourhood • Double lock up garage with space for 3rd off street car • Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College Property particulars Shire Rates: \$2,206.72 p/a Water Rates: \$1,384.13 p/a City of Vincent