

**10 Emmerson Street, North Perth, WA 6006**

**House For Sale**

Sunday, 23 June 2024



10 Emmerson Street, North Perth, WA 6006

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Theo Kouroulis  
0411751377



Zach Kouroulis  
0473083665

**From \$1,149,000**

HOME OPEN SUNDAY 23RD OF JUNE - 10:30AM - 11:00AM Enjoy the benefits of modern living in this spacious two storey GREEN TITLED home located within walking distance to Smiths Lake Reserve, Beatty Park Leisure Centre and choice of the best cosmopolitan cafe lifestyles offered in North Perth and Leederville. Indulge yourself with generous living spaces and modern conveniences. Offering a massive open plan kitchen meal and living area all complimented by stunning polished real wood floors. The gourmet kitchen is a real chefs delight and offers quality appliances, plenty of cupboard space and a generous fridge space to accommodate a double door fridge. The large meals and living areas are perfectly proportioned and located conveniently to the outdoor alfresco entertainment area where you can host your family and friends all year round. In addition, downstairs you will also find two large bedrooms with built in robes, a light and bright bathroom with separate bath/shower, w.c. and laundry with easy access to the drying court. Making your way upstairs, you'll be greeted by a retreat sitting area that leads you to the master suite, complete with his and hers built in robes, ensuite and Juliet balcony with wonderful city views. Right next to the master bedroom you will find the bonuses fourth bedroom which can also be used as a large study for those who choose to work from home. The property is complimented by split system air conditioning throughout, great storage options, double garage, a lockable security gate, giving you absolute peace of mind and solar panels that help keep the running costs to a minimum. So...., if you are looking for a great sized low maintenance home in the inner city close to all imaginable amenities that is ready for you to move into and will also provide you with the easy relaxed cosmopolitan lifestyle you are looking for, then we suggest you be quick to view this one!

SCHOOLS NEARBY North Perth Primary School Mt Lawley Senior High School

TITLE PARTICULARS Lot 501 on Diagram 99649 Volume 2200 Folio 8 LAND AREA 286 sqm OUTGOINGS Water Rates: \$1,731.77 PA Council Rates: \$2,736.69 PA