

**124 Montreal Street, White Gum Valley, WA 6162**

**KIM·TURNER**  
REAL ESTATE

**House For Sale**

Sunday, 23 June 2024

124 Montreal Street, White Gum Valley, WA 6162

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 607 m2**

**Type: House**



Kim Turner  
0893641513

**\$1,200,000**

If you love character, you'll adore this brick and tile mid-century home. Built in the late 1950s it has all the hallmarks of that era including a red front porch, timber flooring and ornate cornices. There's also the typical additions, including an enclosed games room/patio. But if that style doesn't appeal, don't worry. White Gum Valley is an area undergoing redevelopment and the 607sqm block gives you the opportunity to build a fantastic modern family home on a lot size you just don't find new estates. And being an older suburb you'll have the benefit of being close to established amenity, including shops and schools, and a host of lifestyle features. For example, in under 10 minutes you can be at the beach or in the heart of historic Fremantle with its markets, shops and abundant dining options. There are numerous parks in walking distance, including Stevens Reserve, Bruce Lee Reserve and Booyembara Park, which also boasts mountain bike trails. Plus, the Royal Freemantle Golf Club is just minutes away if you fancy a round. And speaking of minutes away, if you have children (or plan to have them) White Gum Valley Primary School is almost on the doorstep. Thinking of high school? In less than five minutes you can be at Fremantle College and if you're looking well into the future, it's a short drive to Murdoch and Notre Dame universities. So, put your thinking caps on and start planning. And while you're getting everything sorted - we know it takes time to draw up plans and get building approvals - you can live in the house or rent it out. The home has a lounge room with fireplace, timber flooring and timber wall panelling that opens to a kitchen/dining area, also with timber flooring. The kitchen has been updated and has underbench and overhead cabinetry and stainless-steel freestanding cooker. There are three carpeted bedrooms with ceiling fans. A bathroom with a shower and vanity unit and laundry with built-in cabinetry. At the back of the home is the spacious games room. It has a door to the garage and also opens to the backyard where there is a large paved area, workshop and a range of garden beds. It's a slice of home building history that could lead to your future. Inside Lounge room with fireplace, timber flooring, timber wall panelling, ornate cornices, wall airconditioner and ducted evaporative airconditioning Kitchen/dining room with timber flooring and ceiling fan Kitchen with underbench and overhead cabinetry, tiled splashbacks and stainless-steel freestanding cooker and rangehood Three carpeted bedrooms with ceiling fans, one with ducted evaporative airconditioning Bathroom with large shower with two showerheads, wall-mounted cabinetry and vanity unit Laundry with built-in cabinetry and separate toilet Games room with timber-look flooring and sliding door to garage Outside 607sqm block Front porch Backyard with paved area and garden beds Workshop Garages with door to games room and backyard Rollershutters Security screens Solar hot-water system Rainwater tank Estimated current: Rates \$1832.64 Water \$813.36 p/a Before you Bid:

<https://www.beforeyoubuy.com.au/reports/124-montreal-street-white-gum-valley-wa-6162/building-pest>\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*