

**13 Ashwell St, Mount Melville, WA, 6330**



**House For Sale**

Sunday, 8 September 2024

13 Ashwell St, Mount Melville, WA, 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## SIXTIES STYLE MEETS MODERN COMFORTS

This delightful home on the side of Mount Melville tastefully balances 1960s character features with modern appointments for a lifestyle ideally suited to today's families.

Enhancing its wide appeal is the location of this property, less than 2km to town for shops, cafés and entertainment, and an easy bike-ride to schools.

Neat gardens and lawns on its elevated 849sqm block create a fine setting for the white Hardiplank and tile home while inside, high ceilings and polished jarrah floors throughout most rooms highlight its warmth and charm.

Inside the leadlight front door, a hall leads to the living areas on one side and the bedrooms on the other.

The light, inviting lounge and the adjoining dining area enjoy wide-ranging views – the lounge towards the south coastal hills and the dining area as far as the Porongurups and Stirling Ranges.

Around the corner is the sleek white kitchen with a dishwasher, gas cook-top, under-bench oven and a share of the mountain view from the sink.

At the front, the queen-sized main bedroom has a robe and jarrah floorboards, while the other two rooms are doubles, fitted with carpet.

Nearby, the modernised bathroom is complete with a bath, walk-in shower, vanity and toilet, and there's a second toilet off the laundry.

In the enclosed back garden is a paved courtyard, sheltered by trees and overlooking the expanse of lawn bordered by easy-care gardens of natives and succulents, in addition to a garden shed and an area for growing veggies near the far boundary.

Adjoining the house is a single garage with workshop or storage space, and there's extra parking on the drive.

A perfect retreat for a family or couple appreciating the character, outlook and location, the property is also an exciting rental proposition and is currently leased until March 2025 at \$430 a week.

What you need to know:

- ☑Hardiplank and tile home
- ☑Jarrah floors, high ceilings
- ☑Open lounge and dining area with lovely views
- ☑Paved rear courtyard
- ☑White kitchen with dishwasher, gas cook-top
- ☑Queen-sized master bedroom with robes
- ☑Two carpeted double bedrooms
- ☑Modern bathroom with bath, shower, vanity, toilet
- ☑Laundry and second toilet
- ☑849sqm block
- ☑Garage with workshop or storage space
- ☑Lawns and easy-care gardens
- ☑Garden shed, veggie patch
- ☑Less than 2km from town, easy access to schools
- ☑Council rates \$2,334.25
- ☑Water rates \$1,564.13