

13A Green Street, North Perth, WA 6006

MOUVE

House For Sale

Saturday, 29 June 2024

13A Green Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 427 m2

Type: House



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High \$900k's

Explore this contemporary 3-bedroom, 2-bathroom home, offering effortless, low-maintenance living. Located between North Perth and Mount Hawthorn, it enjoys an ultra-convenient, central position close to the CBD and local entertainment hotspots. Nestled privately at the rear and accessed via a long driveway with double gates for added security, this spacious modern home is perfect for families or professional couples. The bonus of two separate living zones should not be underestimated here, nor should a generous outdoor-entertaining area – comprising of both covered and open-air spaces for sitting and relaxing. But sometimes it's about where you live – and this exceptional find is ideally situated within footsteps from lush local parklands like Lake Monger and Yokine Reserve, early-learning facilities, as well as dining and shopping at both Dog Swamp and The Mezz. Not to mention local cafes bars and restaurants including The Paddington Ale house, Spritz and Yelo. Additionally, you'll find this property just moments away from golf courses, Glendalough Train Station, local bus routes, and the lively food and coffee scenes along Angove Street, Main Street, and Scarborough Beach Road. With quick access to the freeway, coastal attractions, and sought-after neighborhoods such as Leederville, Mount Hawthorn, Subiaco, Northbridge, and even Beaufort Street, this location puts you right where the excitement happens. What an incredible spot!

Investment Opportunity: Enjoy immediate returns with existing tenants paying market rent under a fixed-term lease until December 2024, making this property an attractive investment opportunity. Once the lease concludes, you have the option to move in or continue with rental income.

WHAT'S INSIDE

- 3 carpeted bedrooms
- 2 bathrooms
- Welcoming and carpeted front lounge/theatre room
- Open-plan family, dining and kitchen area with stylish wooden flooring, a media nook and a feature recessed ceiling.
- Tiled kitchen space with a breakfast bar, double sinks, modern pendant light fittings, tiled splashback and microwave nook. A full-height double-door storage pantry and quality stainless-steel range-hood, gas-cooktop, oven and dishwasher.
- Large master-bedroom suite with a walk-in wardrobe
- Private master-ensuite bathroom with toilet, shower and vanity
- 2nd/3rd bedrooms with built-in robes
- Separate bath and shower in the light-filled main family bathroom
- Separate laundry with a double linen press, under-bench storage cupboards and external access for drying
- Sliding laundry door with built in dog flap for rear yard access
- Separate 2nd toilet

WHAT'S OUTSIDE:

- Large double car garage
- Low maintenance reticulated gardens
- Double driveway access gates – also ensuring secure extra parking space
- Covered outdoor patio, well-lit and with outdoor power, seamlessly connected to the main living space
- Secure rear yard features paved entertaining/sitting areas and a lawn patch, perfect for pets
- Outdoor security lighting

EXTRAS:

- Ducted air-conditioning throughout
- Additional split systems in each bedroom
- Gas bayonet in main living area
- LED downlights throughout
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Remote-controlled double lock-up garage with storage space and external rear access
- 172sqm (approx.) of total internal living area

LOCATION:

- Private rear position, away from the traffic
- Walk to parks, cafes, restaurants, bars, shopping, bus stops, and more
- Easy access to both the city and coast
- Close to public transport and surrounding entertainment hotspots

LOCAL EDUCATION:

- Kylla Primary School
- Tuart Hill Primary School
- Mt Hawthorn Primary School
- Aranmore Catholic Primary School
- Aranmore Catholic College
- Coolbinia Primary School
- Mt Lawley Senior High School
- ECU Mt Lawley Campus

For further information, please contact Cameron Cherubino on 0401 559 913 or Troy Smith on 0414 730 273 today.

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