

**24A Reen Street, St James, WA 6102**



**House For Sale**

Friday, 5 July 2024

24A Reen Street, St James, WA 6102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Edward Lim  
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## FRESHLY LISTED!

**\*\* FIRST INSPECTION SATURDAY, 13/7/2024 \*\*\*\*** To access more information regarding the property & to make an online offer, kindly go to <https://prop.ps/l/aRrjs4SFMLoK> **\*\* Proudly Presented by Edward Lim...** Nestled on one of St James' most esteemed streets, this immaculate single-level residence exudes contemporary charm and spacious luxury, both inside and out. Welcome to 24A Reen Street, where elegance meets functionality on a generous 405m<sup>2</sup> block with an approximate total build up area of 121m<sup>2</sup>. Lovingly maintained and thoughtfully designed, this family haven promises everything you've been searching for. Step into the heart of the home, where a large open-plan kitchen and dining area seamlessly connect to a low-maintenance outdoor sanctuary through expansive glass sliders. The kitchen is a masterpiece of modern design, boasting ample bench space, a spacious pantry, and sleek neutral cabinetry complemented by stylish light fixtures, a gas cooktop, built-in oven, and abundant storage. The master suite, positioned for privacy at the front, features a walk-in robe and an ensuite bathroom adorned with cabinetry, a vanity, shower, and a built-in toilet - a testament to the home's luxurious appeal. Three additional well-proportioned bedrooms, each with built-in robes, share easy access to a central family bathroom and separate toilet. Outside, the tranquil outdoor area invites year-round entertainment and relaxation in total security, ideal for gatherings with loved ones or peaceful moments amidst lush surroundings. Every detail is thoughtfully considered, including a split system reverse cycle air conditioning for year-round comfort, NBN connectivity (FTTP), and undercover parking for your vehicle, offering both convenience and security. Location-wise, this property is a dream come true. Enjoy proximity to parks, schools, shops, and efficient public transport options. Aldi, Bunnings, Carousel Shopping Centre, and the bustling Albany Highway cafe strip are all within easy reach, while the Swan River, Crown, and the CBD are just a short drive away. **The Property & What We Love?!?\*** Exceptionally Located with Awesome Lifestyle! \* Built Year: 2000 | Block Size: 405m<sup>2</sup>, Build Up Area: app. 121m<sup>2</sup> \* Street Front, spacious & well proportioned \* 4 bedrooms & 2 bathrooms \* Wooden laminated flooring throughout the living areas \* Spacious open plan kitchen \* Reverse cycle air conditioning split system \* Off street parking for 2 vehicles (1 undercover & 1 open space) \* Easy access to nearby public transport \* Perfect Lock & Leave \* Private, Low Maintenance & Secure \* Rental Estimate: \$750 - \$770/wk Outgoings: \* Council Rates: app. \$1,790.74 (FY 2023 - 2024) \* Water Rates: app. \$1,120.42 (FY 2022 - 2023) For those seeking a supremely liveable, superbly located family home with ample space for all, including your vehicles, look no further. It's all here, waiting to be yours. For more details or to arrange a private viewing, contact listing agent, Edward Lim on 0408 929 655. **\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\***