

**31A Brian Avenue, Mount Pleasant, WA 6153**

**CG**  
**COLLEEN GANDINI**  
RESIDENTIAL

**House For Sale**

Thursday, 4 July 2024

**31A Brian Avenue, Mount Pleasant, WA 6153**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



Colleen Gandini

## MID - HIGH \$1.4M

Discover the charm of this private, well maintained family home located on Brian Avenue in the sought after dual Applecross and Rossmoyne High School zone. Designed with a blend of contemporary style and timeless elegance, this home offers 2 spacious living areas, 3/4 bedrooms, 2 bathrooms and low maintenance gardens with every detail thoughtfully considered to provide comfort and convenience. Features include; 3 bedrooms, main bedroom with walk in wardrobe, 2 minor bedrooms with built in robes 2 bathroom, ensuite bathroom with double vanities, double shower heads and separate w/c Home office or 4th bedroom Open plan kitchen, dining and family room Generously sized kitchen with ample storage and bench space, dishwasher, gas hotplate and electric oven Second living room Outdoor patio entertaining area with ceiling fan, low maintenance gardens, bore reticulation Bamboo timber floors - no carpet Gas fireplace to the main living area Ducted evaporative air-conditioning plus 2 reverse cycle split system units Alarm system, security cameras Solar panels Double garage, separate storeroom Electronic driveway gate and intercom Gas storage hot water system Private, rear 508sqm Survey Strata block, north facing Dual Applecross High School & Rossmoyne High School zone, Brentwood Primary School zone Excellent location - 600m to the river, 400m to the Cranford Ave freeway entry for an easy commute, 550m to the Good Grocer IGA Mount Pleasant and local shops and cafes Mount Pleasant is renowned for its tranquil, family-friendly atmosphere and proximity to excellent amenities. Enjoy easy access to some of Perth's top schools, including Rossmoyne Senior High School and Applecross Senior School, making it an ideal location for families. The nearby Swan River foreshore offers picturesque walking trails and recreational activities, perfect for weekend outings. Don't miss your chance to own a piece of Mount Pleasant's exclusive real estate. This property is perfect for those seeking a sophisticated lifestyle in a prime location. Act quickly to secure this well maintained home and start living your dream today! Contact Colleen Gandini on 0421 842 954 for more information!