

36A Tyler Street, Joondanna, WA 6060



House For Sale

Wednesday, 3 July 2024

36A Tyler Street, Joondanna, WA 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tom Mischczak

From \$699,000

**** First Viewing - Saturday 6th of July - 1:30pm to 2:15pm ****Tom Mischczak from The Agency has the pleasure in bringing this gorgeous street front character home to the market. Situated in one of the most sought after and vibrant pockets of the area within easy walking distance to cafes, public transport and parks, this property just 5km from the Perth City and 7km from the beach is hot property. The home itself is a character built residence with ample natural light, garden spaces, large rooms, ample secure parking and ready for you to move in and enjoy. Rental estimate - \$750 to \$800 per week. Features include:- 3 Bedrooms- 1 Bathroom- 2 Car Garage- LED Downlights- New Carpets- Reverse Cycle Air-Conditioning- Gas Cooking- Electric Oven- Separate Laundry- Store Room- Automatic Roller Door- Fully Fenced- Built in 1963- No Strata Fees- Water Rates - approx \$1085 pa- Council Rates - approx \$1850 pa Stepping in, the private garden and porch is the perfect place for the pets and kids to run around on with an abundance of afternoon sun providing the ideal natural light for the living area of the home. Inside, the home is generous in proportions and provides a large and open plan living, dining and kitchen space to suit the modern lifestyle. The kitchen enjoys ample storage, great bench space and quality appliances in completing this picture perfect home. Bedrooms 1 and 2 are located towards the northern side of the home with the master bedroom especially generous in size and bedroom 2 continuing this theme of space. Conveniently located adjacent is the main bathroom with separate shower and bath for the little ones or to soak and unwind in yourself. Towards the rear of the home is the study area and 3rd bedroom providing added flexibility to the modern way of living and separate toilet for added convenience. The paved and easy care alfresco space at the rear perfectly completes this home with the ideal 2nd outdoor living area that will provide space for all the family to be entertained in. Contact your REIWA award winning agent - Tom Mischczak on 0400 217 162 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.