

**40A Mint Street, East Victoria Park, WA, 6101**



**House For Sale**

Wednesday, 14 August 2024

40A Mint Street, East Victoria Park, WA, 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Inner City Tranquility

[Set Date Sale : All offers presented on Tuesday 27 Aug at 6pm; unless SOLD PRIOR]

Please ENTER HOME off BENTON Lane

### What You'll Love

Take a leisurely stroll down a quiet, leafy lane to be greeted by the impressive timber-clad façade of this brand-new townhouse. Embracing modern design aesthetics in a superb location, this sensational home will speak to investors and discerning buyers looking for ideal properties in quiet locales close to dining/entertainment precincts and within a 5km radius of the city.

Literally just completed, this townhouse fronts onto a tranquil laneway and enjoys a surprising peace & quiet despite being a stone's throw from the buzz of the Vic Park café strip. A contemporary floorplan features living areas both upstairs and downstairs and seamless connectivity between in-and outdoors. An island bench with pendant lighting, breakfast bar and waterfall ends sits centerstage to a well planned stone kitchen complete with 900mm oven & hob, dishwasher, rangehood, overheads and ample storage options.

High course ceilings, ducted airconditioning, LED lighting throughout blend together with inviting, fresh décor and a low maintenance layout to create a welcoming home that will embrace professional couples, empty-nesters and families with busy, active lifestyles looking for an abode that is both modern & distinctive.

### What To Know

Superb location and positioning places you within meters of local transport services, and walking distance to schools and shopping centres.

📍200m Kate Street Reserve

📍400m East Vic Park Primary School

📍450m from Vic Park dining & entertainment strip

📍3km from Burswood Entertainment Precinct

📍4.5km from Optus Stadium

📍5km from CBD

📍10km Perth Airport

### Who to talk to

For further information please contact Sean Heathcote-Marks on 0414 603 658

### Features:

📍3 Bedrooms : Master bedroom appointed with sliding robes and ensuite. Additional 2 double bedrooms with built-in robes.

📍2 Bathrooms : Ensuite with glass-framed shower, vanity & w/c. Main bathroom combining bath, glass-framed shower & vanity.

📍Spacious Kitchen incorporating island bench with pendant lighting & waterfall ends. Engineered stone benchtops, dishwasher, soft-close cabinetry, overheads, rangehood, tiled splashback, 900mm electric oven & gas stovetop and ample cupboards.

📍Light-filled, open-planning/living room adjoining kitchen with sliding door access to alfresco and outdoors

📍Outdoor entertaining area overlooking backyard

📍Upstairs lounge/ retreat overlooking laneway

📍Entry Hall with double height void to first floor.

📍Powder room on ground floor.

📍Upstairs powder room.

📍Laundry with stone tops, overheads & direct outdoor access.

📍Upstairs and downstairs Linen/ utility cupboards.

- ☒ Zoned & ducted reverse cycle air-conditioning system.
- ☒ Instant Gas hot water system.
- ☒ Feature 'Zen' garden
- ☒ Double auto garage with storage recess and shoppers' entry to home.
- ☒ Flooring : wood laminate floorboards & carpet
- ☒ Built : 2024
- ☒ Area under roof : 206sqm (approx.)
- ☒ Survey Strata Lot : 220sqm (approx.) No strata fees