

7 Muriel Place, Leederville, WA, 6007

House For Sale

Friday, 30 August 2024

7 Muriel Place, Leederville, WA, 6007

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Ingrid Bradshaw

Embrace my charm!

Nestled in desirable parkside cul de sac tranquillity and right on the cusp of Leederville's buzzing Oxford Street food and entertainment precinct, this delightful single level home exudes relaxed Mediterranean vibes and leaves plenty of room for you to play with, in terms of getting those creative juices flowing. It can easily be enjoyed with its practical light filled interior and the floor plan centred around a lovely outdoor patio entertaining area. Your own private and spacious backyard with a citrus grove allows you to sit back, relax and listen to the birds chirping away, up in the surrounding treetops. With the bustling Mount Hawthorn café strip only walking distance away too, this one has "living convenience" written all over it and is truly in the perfect location, with fantastic scope to make it yours!

THE HOME

3 bedroom

1 bathroom

Living / dining / kitchen

Laundry

1 wc

FEATURES

Freshly painted

Bamboo floorboards

Open plan living, dining and kitchen area upon entry, boasting cooling only split system air conditioning, gas bayonet and built in storage / media recess

Stylishly updated kitchen with stone bench tops, pantry, tiled splashback, range hood, stainless steel Miele gas cooktop, Westinghouse oven and modern white Bosch dishwasher

Huge master bedroom with terracotta floor tiles, ceiling fan, "his and hers" mirrored built in wardrobes, double French door access to the backyard and pleasant views across to the alfresco

Second bedroom with terracotta tiles, full height built in robes and extra shelving

Versatile third bedroom or study, with terracotta floor tiles, ceiling fan and its own patio outlook

Spacious bathroom with shower, separate bathtub, wc, vanity, under bench storage and heat lamps

Separate laundry with double linen press, under bench cupboards and lots of other storage options

Built in custom hallway storage

Gorgeous leadlight window features

New roller blinds

Down lights

OUTSIDE FEATURES

Desirable northerly aspect to front

Canvas awning to the front entry door

Pitched central outdoor patio entertaining area

Large backyard off the laundry, complete with a clothesline and a delightful citrus grove in the garden

Security doors

Instantaneous gas hot water system

Reticulation

Newly laid front and rear lawn

Low maintenance manicured gardens

Corner garden shed in the backyard

Two side access gates, leading to the backyard

PARKING

Single carport, with lockable garden shed to the side, great for bicycle storage

LOCATION

The lovely Brentham Reserve just two doors down is the perfect place for your furry friends to let loose, also playing host to a magnificent children's playground, ensuring that young families are instantly attracted to the area. Stroll up to Kin Coffee for a fine morning brew or around the corner to Pappagallo for some of the best Italian in town. Pixel Coffee Brewers and The Re Store are just a stone's throw away, too. Bars, entertainment, nightlife and shopping aside, you will be in awe of just how close Aranmore Catholic Primary School and Aranmore Catholic College are, with the sprawling Britannia Reserve sporting fields, medical facilities, public transport and picturesque Lake Monger across the freeway overpass only minutes away in their own right. Don't forget about the bike paths, either. With a Walk Score of 87, it is safe to say that you can leave the car at home and get that step count going in an upward trajectory!

SCHOOL CATCHMENTS

West Leederville Primary School

Optional intake Mount Lawley Senior High School, Churchlands Senior High School or Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS

Lot 18 on Plan 1925

Volume 1037 Folio 430

LAND AREA

331 sq. metres ²

ZONING

R60

ESTIMATED RENTAL RETURN

\$750.00 per week

OUTGOINGS

City of Vincent: \$1,708.56 / annum 24/25

Water Corporation: \$1,063.19 / annum 23/24

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