

**7A Gallipoli Street, Lathlain, WA 6100**

**SARDELIC**  
REAL ESTATE

**House For Sale**

Wednesday, 3 July 2024

7A Gallipoli Street, Lathlain, WA 6100

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 572 m2**

**Type: House**



Bianca Sardelic  
0894743222



Simmon Sardelic  
0414924950

**From \$1,150,000**

Located at the rear of the block, this gorgeous two storey Green Title home is ready for a new family to love! This property has been freshly painted, new carpets installed and new roller blinds installed throughout; so you can add your own finishing touches to make it home. A wide entrance hall flows through to a separate Theatre room, perfect for a home office or kids lounge area, and continues through to the open plan kitchen, meals and living. Kitchen features include granite benchtop with breakfast bar, Beko dishwasher, gas cooking and plenty of cupboard space. There is also a handy storage room under the staircase nearby. The open plan living and dining connects to the outdoor entertaining area. There is a spacious grassed area for kids and pets to enjoy. Gardens are fully landscaped and reticulated. There is a Laundry room and Guest Toilet nearby. Also on the ground floor is the grand Master Bedroom with a walk-in wardrobe and ensuite with shower and separate WC. Upstairs we find a 3rd living area, an open plan family zone and 3 additional bedrooms. All the bedrooms are King sized and have built-in robes. There is a 2nd family bathroom and 3rd toilet on this level. Home features include: \*4 bedrooms, plus Theatre room\*2 bathrooms, 3 WC's\*Double remote lock-up garage plus carbay/turning circle\*Gate access to rear yard (should you wish to store trailer/boat)\*Open plan living & dining areas\*Kitchen with gas cooking & dishwasher\*Freshly painted, new carpets & blinds\*Ducted reverse cycle air-conditioning throughout \*Landscaped & reticulated gardens \*Land Area: 572sqm including driveway Lathlain is a highly sought-after and family friendly suburb on the cusp of the CBD and Victoria Park. The locals love it and here's why! \*Gorgeous cafe strip just 200m away on Gallipoli St \*200m to Victoria Park Train Station (1 stop to Crown, 2 stops to Optus Stadium)\*500m from West Coast Eagles & Perth Demons headquarters at Lathlain Park\*700m to Lathlain's favourite Laika Coffee, Cosy Del's, Kettle Cafe and more\*700m to Woolworths & Heart of the Park shopping centre\*800m to Lathlain Primary School and the greenery of Rayment Park\*850m to Victoria Park cafe strip on Albany Highway\*1.7km to Burswood Park/ Swan River foreshore walking and cycle path Outgoings: Council Rates: \$2645pa Town of Victoria Park Water Rates: \$1,419pa Green Title block- No Strata Fees