

**1/11 The Avenue, Crawley, WA 6009**

**Morgan Sudlow**

**Townhouse For Sale**

Sunday, 23 June 2024

1/11 The Avenue, Crawley, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 221 m2**

**Type: Townhouse**



Maree Casey  
0418907675



Tony Morgan  
0418900349

## From \$1.5m

Private and secure in one of Perth's most prestigious riverside neighbourhoods, this contemporary townhouse offers lifestyle appeal beyond compare. Situated mere steps from the banks of the Swan River, JH Abrahams Reserve, Pelican Point, Matilda Bay and Sir Charles Court Reserve, this spacious townhouse will appeal to professionals, small families, lock 'n' leavers and investors alike. Offering 3 bedrooms all with robes, 2 bathrooms, spacious open-plan living and dining area with gas fireplace, a well-appointed kitchen, upstairs balcony retreat capturing tree top views plus secure double carport with direct access to the home. Additional features include split system air conditioning, auto gate, front security gate, spacious dedicated laundry, plentiful storage and high ceilings emphasising the sense of space and light throughout. One of only 5 townhouses in the tightly-held and well-maintained group, this is an opportunity not to be missed! First home open Saturday June 22nd, 11.00 - 11.40am. Please call Maree Casey 0418 907 675 or Tony Morgan 0418 900 349 for further information. Council rates: \$2,572 pa Water rates: \$1,773 pa Strata Levies: \$820 pq (Admin \$600, Reserve \$220) Total Strata Area: 221 sqm