

**4/44 King Edward Street, South Perth, WA 6151**

**Townhouse For Sale**

Friday, 15 March 2024



4/44 King Edward Street, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 124 m2**

**Type: Townhouse**



Ryan Constantine  
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**BEST OFFER BY 26th MARCH | UNLESS SOLD PRIOR**

PREMIERE VIEWING SATURDAY 16th MARCH 11:00AM - 11:45AM Nestled in the heart of the desirable tree-lined Angove Street precinct, this charismatic townhouse offers the perfect blend of convenience, comfort, and style. Freshly painted throughout - with new LED downlights and carpet floor coverings - this residence is privately setback from the street in an elevated position, and offers ample respite from the bustling city life. Boasting three bedrooms and one bathroom, this home is ideal for families, couples, and downsizers seeking a relaxed yet vibrant lifestyle. Step inside and be greeted by an inviting open-plan living, meals, and kitchen area. This space is further enhanced by reverse-cycle air conditioning and direct access to a fully-paved undercover patio featuring side pedestrian access and a built-in BBQ - an ideal setting for creating happy memories with friends and family. The kitchen features a gas cook top, dishwasher, microwave hatch, and generous storage and bench space. Upstairs, the well-proportioned bedrooms provide ample space for rest and relaxation, while the master bedroom also boasts an adjoining fully-enclosed balcony with plantation shutters - perfect for use as a study, nursery, or additional living room. Situated just moments away from the Angelo Street and Mends Street precincts, Wesley College, Sir James Mitchell Park, and the river foreshore, enjoy easy access to an array of dining, shopping, and recreational options, as well as multiple public transport routes. Additional highlights include ducted first-floor air conditioning, a second ground-floor W/C, instantaneous gas hot water system, wall-mounted fold-out clothesline, separate laundry, and a single garage with mezzanine and built-in wall storage. Don't miss the opportunity to make this your new home in blue-chip South Perth! Town of Victoria Park | \$2,411 p/a Water Corporation | \$1,195 p/a Strata Admin Fund | \$1,625 biannually