

7/20 Garden Street, South Perth, WA 6151

Townhouse For Sale

Friday, 5 April 2024



7/20 Garden Street, South Perth, WA 6151

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 248 m2

Type: Townhouse



Lee Smith

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UNDER CONTRACT!

Introducing an exclusive offering from Bourkes Property, discover the epitome of 'Lock & Leave' living at this executive residence located at 7/20 Garden St, South Perth. This elevated townhome not only boasts unparalleled river views but also offers unparalleled convenience, being just steps away from Wesley College & the vibrant Angelo St precinct. Positioned to bask in the morning sun, this North-east facing property is nestled at the end of a row of six homes, with #7 on the eastern corner. With 3 bedrooms, 2 bathrooms, a powder room, and secure parking for 2 cars, this home caters to discerning downsizers, busy professionals, and astute country buyers alike. Immerse yourself in the vibrant pulse of South Perth's cosmopolitan lifestyle as you stroll to the Swan River or enjoy the convenience of this great location. Spanning over 248m², this property serves as a lavish retreat for families and their furry friends within a pet-friendly complex, offering the luxury of space without the added maintenance typically associated with larger family residences. Homes of this type in the esteemed South Perth locale, overlooking the Swan River, are in unprecedented demand. Seize this exceptional opportunity to secure your slice of riverside living.

The Residence Features:

- Commanding views of the Perth city skyline and Swan River, visible both indoors and outdoors
- Coveted North-East orientation that bathes the living areas in morning sunlight, ensuring a bright and inviting ambiance throughout the day
- Embrace the tranquil river breeze and the al fresco lifestyle on one of the five private balconies
- Modern kitchen featuring premium appliances such as Miele dishwasher, Bosch induction cooktop, Neff oven, Kleenmaid rangehood, filtered water tap, sleek Corian benchtop, mosaic tile splashback, and convenient pot drawers
- Expansive living area with panoramic vistas of the Swan River and Perth skyline, complemented by pristine hardwood timber flooring
- Spacious alfresco area perfect for outdoor entertaining and the possibility of installing an outdoor kitchen
- Luxurious ensuite, bathroom, and powder room (3 x WC's total), all adorned with full-height tiling and contemporary fixtures and fittings
- Two secure undercover parking bays for your convenience
- Ground floor living space offering captivating river views, while the secluded Master Suite on the upper level provides a panoramic outlook of the river
- Generous laundry room with ample storage cabinets
- Three dedicated storage spaces including an under-stair store, internal storeroom on the upper floor, exclusive garage storeroom, plus a separate linen cupboard

For those new to the area, the location offers convenient access to a delightful array of cafes, restaurants, and shopping options on Mends and Angelo Streets. Commuting to the CBD is a breeze, thanks to convenient access by car or public transport. Nature enthusiasts will rejoice with the opportunity to enjoy the nearby Perth Zoo, a round of golf at the esteemed Royal Perth Golf Club or take a leisurely stroll along the picturesque foreshore at Sir James Mitchell Park.

The Home also includes:

- Opportunity for furniture and appliances to be included in the sale
- Main balcony equipped with a remote-controlled retractable awning
- Self-managed strata group
- Instantaneous gas hot water unit
- Newly installed roller blinds
- Exclusive path from your parking area to the river and Sir James Mitchell Park
- Provision for the installation of a lift from the carpark, with three other owners having already implemented this feature (quote available on file for interested buyers)
- Security system
- Reticulation system catering to the front courtyard and main balcony planter boxes
- Ring doorbell system with integrated camera
- North-facing panoramic windows with heat-resistant tinting
- Recently upgraded dual-zone Mitsubishi reverse cycle air-conditioning system
- Built-in ironing board

Rent appraised at \$1,000/week

To secure your private viewing or find out when the next home open is, contact Lee Smith at Bourkes Property today on 0447 843 345 or lee@bourkes.com.au

City of South Perth | \$2,953 p/a
Water Corporation | \$1,405 p/a
Strata Admin | \$1,440 p/qtr
Strata Reserve | \$360 p/qtr
Strata Special Levy | \$1,350