

17 Myrtle Avenue, Sorrento, WA 6020



Unit For Sale

Wednesday, 10 July 2024

17 Myrtle Avenue, Sorrento, WA 6020

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 103 m2

Type: Unit



Julie Cross

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Offers Over \$669,000

“What you will love” Perfectly positioned, in a quiet street, close to beautiful parklands, shops, cafes, public transport and not far to Perth’s wonderful white sandy beaches This immaculately presented trendy, three-bedroom townhouse, is an absolute gem. Just perfect for first time buyers, couples, down-sizer’s or the astute investor. Defining low-maintenance living, without compromising on space, you have both the ideal lifestyle and the enviable location in one package, right here. Offering the perfect blend of style, size, comfort and warmth, making it an entertainer’s dream for the whole family to enjoy. Just bring along your suitcases and move right in. Welcome to 17, Myrtle Avenue, Sorrento I am very proud to present this gorgeous, charming home, for my owners. It really is a rare opportunity to the prestigious suburb of Sorrento, at such a fantastic price point. This is the first of the townhouses presented to the market since 2021 Providing the perfect floor plan, this light, bright and airy property, comes complete with three generous bedrooms, bathroom, open plan living area, including a good sized kitchen, lounge and dining area, with access to the alfresco area. Step outside to the entertaining hub, complete with paved and grassed areas, just perfect for the kids or our furry friends to play on. Don’t take my word for it. Come along, see for yourself, the peace and serenity that this property presents. This is the ultimate in low maintenance, lifestyle living, yet offering plenty of space to kick back and relax Centrally positioned in a sought-after location with urban convenience on your doorstep What more could you ask for? ***Property Features*** Beautiful front courtyard Light, bright modern, KITCHEN, DINING and family LOUNGE KITCHEN features – White cabinetry, country style benchtops, electric cooktop, electric oven, rangehood, sink and pantry MASTER King sized bedroom, built in robes and gorgeous balcony overlooking the pretty gardens and street frontage. BATHROOM, beautifully presented, with feature flooring, bath, shower, vanity and separate WC Two great size FAMILY/GUEST bedrooms Laundry / Storeroom with access to drying area Wonderful alfresco and entertaining area with plenty of room Car port with access from the rear laneway Understairs storage ***Extras*** Beautifully presented throughout. 2 split system air conditioning units Trendy vinyl planks Solar hot water system LOCATION FEATURES: A terrific location between Sorrento Primary School, the lush Robin Reserve and the bonus of Porteous Reserve also being just around the corner. Close to public transport, community and sporting facilities, plus schools including Duncraig Primary, Senior High School and Sacred Heart College Easy access to cafes and restaurants on West Coast Drive, as well as extra food and shopping options at both Hillarys Boat Harbour and the magnificent Westfield Whitford City shopping centre Close to multiple bus stops and major transport links to the city Just a short walk to our glorious coastline – 1.3km walking to Sorrento beaches Townhouse Approx 103m² Built in 1969 Approx strata levies - \$150 per month, includes building insurance, mowing front lawns and yearly pest inspections. Multiple units are currently being rented out at approx. \$700pw Pets allowed Disclaimer: The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.