







Burswood, 5/9 Harper Street

SPACIOUS TOWNHOME!

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** To access more information regarding the property & to make an online offer, kindly go to https://prop.ps/l/plewTMJ40hTN **

Proudly presented by Edward Lim

Discover your ideal lifestyle in the secure and inviting ambiance of this charming and recently renovated townhouse, nestled within a tightly-knit community of 14 units. Embrace the convenience of cosmopolitan living with local amenities at your doorstep, balanced by the tranquillity of a private retreat whenever you desire.

The open-plan living and dining area seamlessly flows to an outdoor entertaining space. Expand your living area by sliding back the stackable doors to the spacious alfresco, ideal for hosting gatherings or enjoying quiet evenings indoors. The updated kitchen features breakfast bar, gas cooktop, wall oven, dishwasher, double sink and plenty of cupboard

For Sale
**MULTIPLE OFFERS RECEIVED!

View
ljhooker.com.au/5ETKFFB

Contact
Edward Lim
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LJ Hooker

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

space, perfect for culinary creations for family and friends. A second toilet and laundry with a drying courtyard complete the ground floor.

Upstairs, three generously sized bedrooms await, alongside a main bathroom with bath, shower, vanity, and toilet. The master bedroom includes a walk-in robe, while the other bedrooms offer built-in robes. A small balcony accessible from the master bedroom and bedroom two allows you to start your day with a coffee and a breath of fresh air.

Stay comfortable year-round with reverse-cycle split air conditioning in living and ducted system upstairs, and enjoy the convenience of storeroom and off-street parking for two cars (one carport and one open space) within the secure complex, accessible via remote-controlled sliding gates for vehicles and pedestrians.

Indulge in the luxury of local amenities including food shopping, dining at cafes, a picnic along the Swan River banks, or exploring Perth CBD - all within easy reach by car, bicycle, foot, or public transport.

Experience the perfect blend of convenience and comfort in this inviting townhouse - your gateway to a vibrant urban lifestyle with moments of peace whenever you desire.

The Property & What We Love?!
* Year Built: 1991 | Total Build Up Area: 137m2 (including Living: 103m2, Patio: 14m2, Storage: 4m2, Carport: 16m2)
* Everything at your fingertips, offering you the best of convenience & a vibrant lifestyle
* Open-plan design with indoor-outdoor living
* Fully renovated bottom to top
* Single undercover parking plus an additional open space car bay
* 3 generously sized bedrooms
* 1 spacious bathroom and 2 WC's
* Separate laundry with access to outside drying courtyard
* Outdoor entertaining area with undercover patio
* Secure storeroom
* Reverse-cycle air conditioning system in living area, ducted system upstairs
* Low maintenance & secure because it's all about peace of mind
* Perfect lock & leave
* Nearby public transport at your doorstep
* Estimated rental $660 - $680/week

Outgoings:
* Council Rates: app. $1,678.47 (FY 2023 - 2024)
* Water Rates: app. $1,025.04 (FY 2022 - 2023)
* Strata Levies: app. $537.92/q (which includes Admin Fund: $405.92/q & Reserve Fund: $132.00/q)

For more information or to explore this townhome for yourself, call or text listing agent, Edward Lim on 0408 929 655.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **

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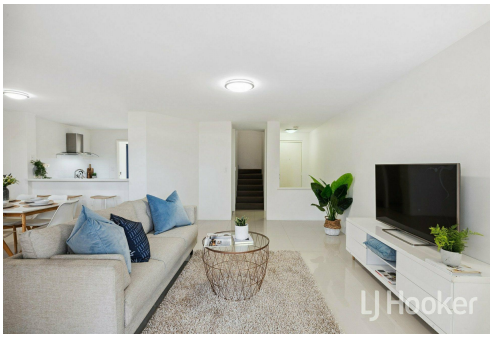
More About this Property

Property ID	5ETKFFB
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

Edward Lim 0408 929 655
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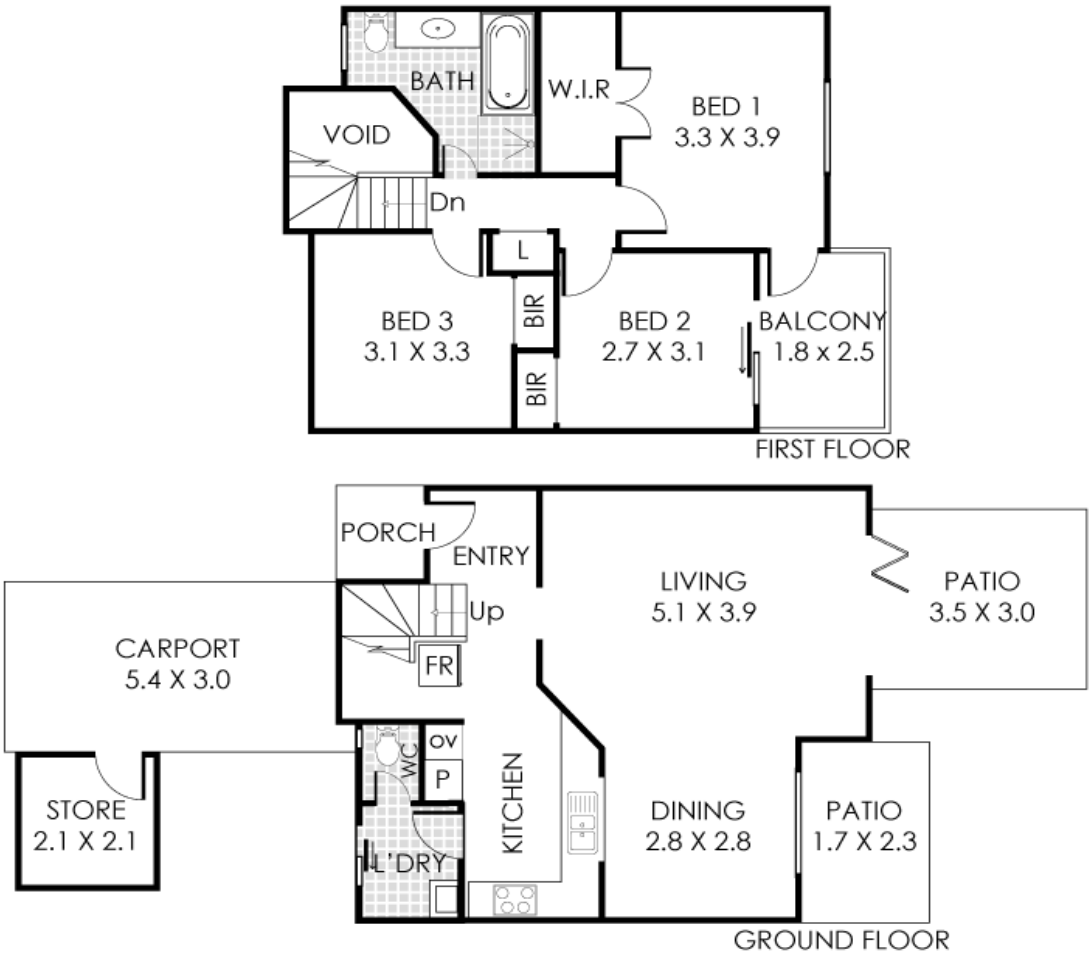








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5/9 Harper Street, Burswood

Residence 103m² | Store 4m² | Carport 16m² | Patio 14m²

Total Area 137m² | **Total Strata Lot 185m²**

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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