

Cloverdale, 2/293 Keymer Street

Stylish Comfort and Convenience!

NOW VACANT! GET IN TOUCH ASAP TO VIEW!

Prepare to be pleasantly surprised by this modern 4 bedroom 3 bathroom two-storey townhouse residence with a functional, yet versatile, floor plan in a secure middle position —encouraging low-maintenance "lock-up-and-leave" living within a well-presented group of just three homes.

The wildcard in the layout is a carpeted fourth bedroom, home office or theatre room downstairs —adjacent to a third/guest bathroom with a shower, toilet and vanity basin. It can be set up any which way you like and all comes down to personal preference.

The tiled open-plan family, dining and kitchen area sits inches away and doubles as the hub of the home with its walk-in linen press, sparkling stone bench tops, double storage pantry, double sinks, stainless-steel Dishlex dishwasher, stainless-steel range hood,



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For Sale
UNDER CONTRACT

View
ljhooker.com.au/3RH8FGJ

Contact
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

stainless-steel five-burner gas cooktop and stainless-steel Westinghouse under-bench oven.

The laundry off the kitchen features under-bench storage and flows out to a private drying courtyard. The main living space also seamlessly extends outdoors to a tranquil rear alfresco-entertaining area, for good measure.

Upstairs, the larger master suite is the pick of the three carpeted bedrooms and features a walk-in wardrobe, as well as an intimate ensuite with a shower, stone vanity and toilet. The second and third bedrooms have full-height mirrored built-in robes of their own and are serviced by a separate toilet and a light and bright main bathroom —shower, separate bathtub, sleek stone vanity and all.

The property also sits within easy walking distance of beautiful Middleton Park, Belmay Primary School, bus stops, the local supermarket and restaurant village and very close to Perth Airport, wholesale shopping at Costco, DFO Perth, train stations, major arteries and the likes of Notre Dame Catholic Primary School, Belmont City College, Belmont Forum Shopping Centre, Ascot Racecourse, Crown Towers and our world-class Optus Stadium at Burswood, the river and even the city. A tempting townhouse lifestyle beckons, central to absolute everything!

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise.

Features include:

- *Open-plan family/dining/kitchen area downstairs —with a dishwasher
- *Alfresco entertaining
- *Upstairs master suite and 2nd/3rd bedrooms —all with robes
- *Light-filled upper-level main bathroom
- *Separate upstairs 2nd toilet
- *Downstairs 3rd/guest bathroom —with a toilet
- *Flexible 4th bedroom, theatre room or home office —at ground level
- *Separate laundry, off the kitchen
- *Stone bench tops throughout
- *Ducted air-conditioning
- *Feature down lighting
- *Feature ceiling cornices
- *Venetian blinds
- *Instantaneous gas hot-water system
- *Remote-controlled double lock-up garage —with internal shopper's entry and a storage area
- *Agents Note - Rooms and Courtyard shown with furniture are computer generated images.

Points of Interest (all distance approximate):

- *130m to the nearest bus stop
- *300m to Middleton Park



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- *800m to Belmay Primary School
- *1.8km to Belmont City College
- *1.9km to Belmont Forum Shopping Centre
- *3.4km to Redcliffe Train Station
- *6.4km to Perth Airport (T1)
- *7.3km to Optus Stadium
- *10.3km to Perth CBD

Invest or nest - this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of \$850-\$900 per week.

Rates & Dimensions:

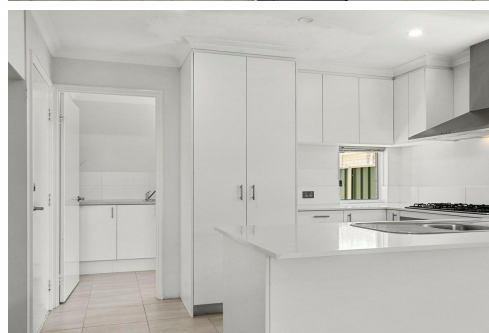
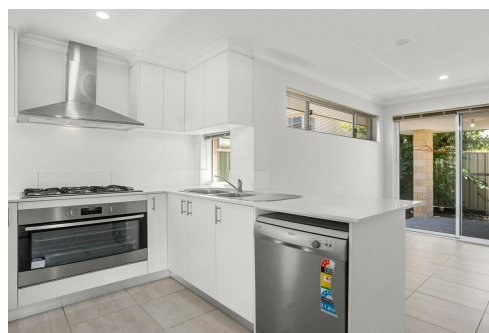
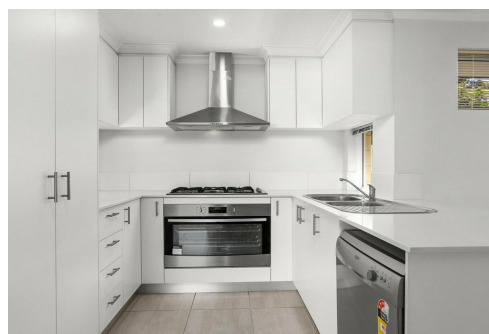
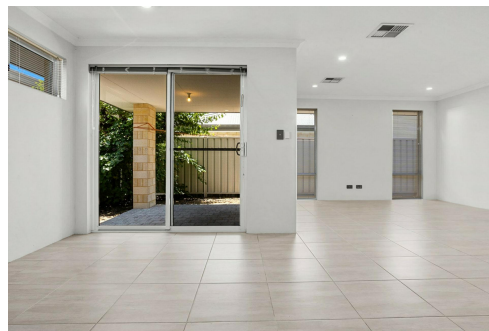
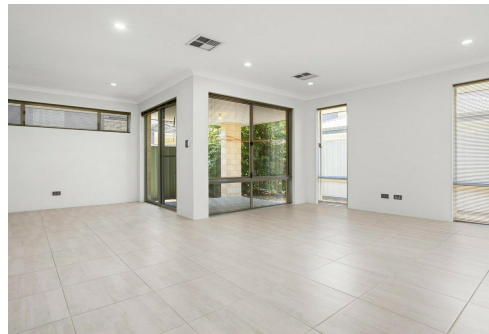
- *Council Rates —\$2,135.58 p.a.
- *Water Rates —\$1,404.05 p.a.
- *Total Land Area 187sqm (approx.)

More About this Property

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| Property ID | 3RH8FGJ |
| Property Type | Townhouse |

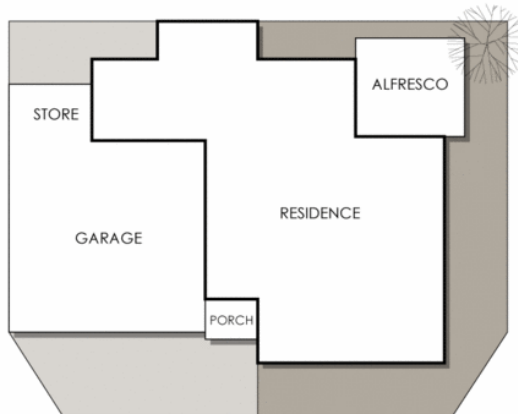
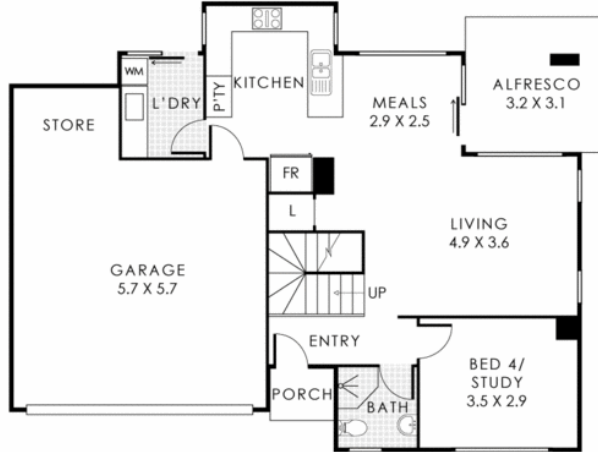
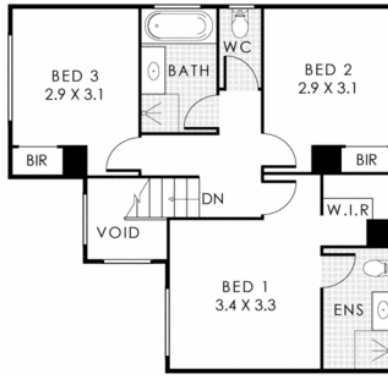
Daniel Colbert 0414 337 434
Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



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COMMON DRIVEWAY

Residence 129m² | Garage 32m² | Store 4m² | Alfresco 10m² | Porch 1m²

Total Area 176m² | Total Lot Size 187m²



This blueprint is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C/D Checkers will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. This to be used for any of the purposes.
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