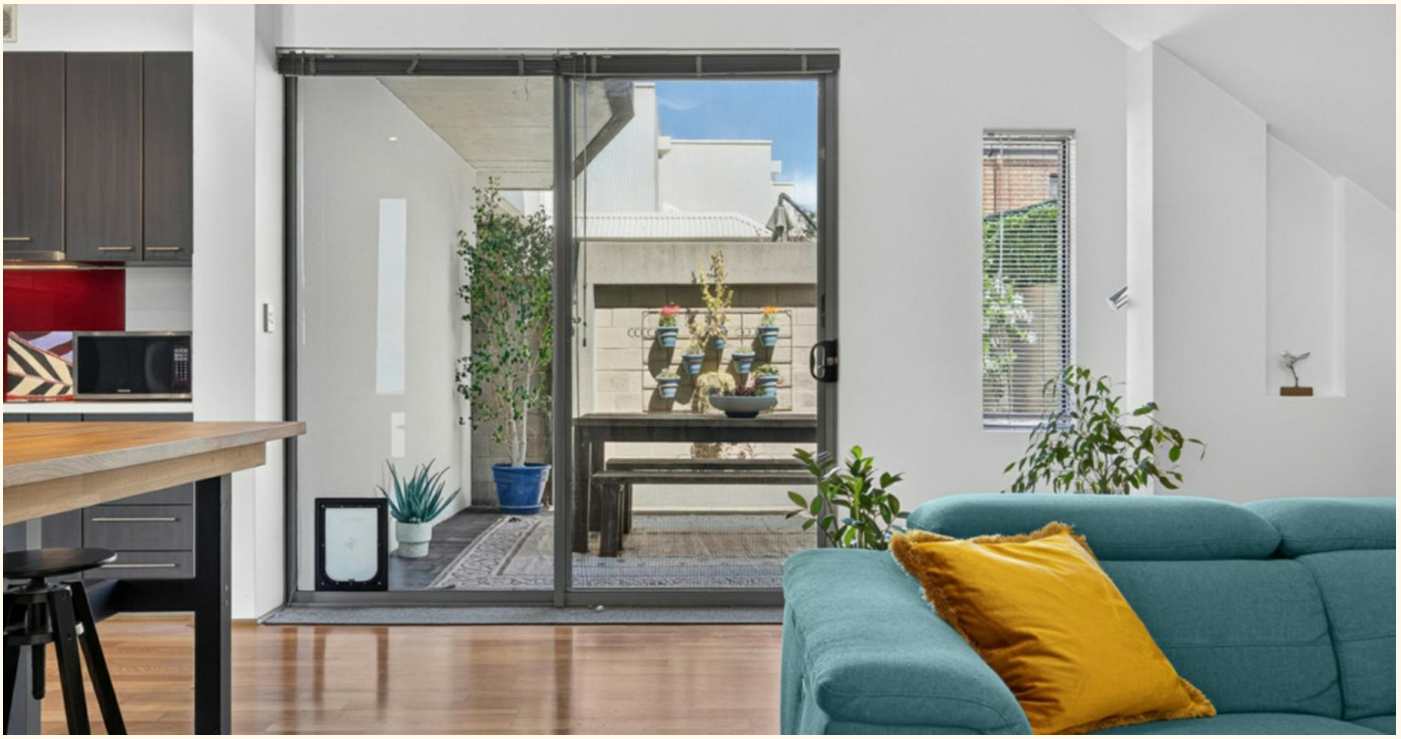
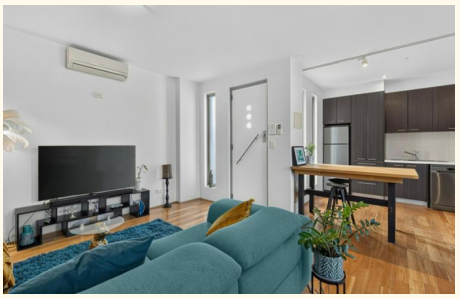








5/29 Rawlins Street, Glendalough

Architectural Flair - Everyday Ease!

Offering more than the everyday townhouse, this inviting home brings together light-filled interiors, a versatile two-level layout and a private courtyard made for relaxed entertaining. With distinctive architectural touches and an exceptionally convenient setting, this is an appealing opportunity to enjoy effortless living with a little extra personality.

THE PROPERTY
Positioned within an established residential complex, 5/29 Rawlins Street offers a refreshing alternative to conventional living. The ground floor brings the kitchen, meals and living areas together in a welcoming arrangement, with timber flooring adding warmth and a spacious courtyard extending the space outdoors.

Upstairs, the bedroom enjoys separation from the main entertaining areas, alongside a bathroom and an additional open living space. This adaptable retreat provides room to unwind, work from home or pursue a hobby, giving the layout flexibility beyond its one-bedroom accommodation.

THE FEATURES
Dark cabinetry contrasts with light benchtops in the well-presented

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FOR SALE
Mid to High $600,000s

VIEW
Sun 8th Nov @ 10:00AM - 10:30AM

AGENTS

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kitchen, where stainless-steel appliances, a tiled splashback and ample storage create a practical cooking environment. The adjoining meals area keeps conversation flowing, while the lounge offers a comfortable setting beneath the home's distinctive angled ceilings.

Split-system air conditioning to both the downstairs area and upstairs bedroom, built-in bedroom storage and a bathroom with a separate shower add everyday comfort. Outside, the enclosed courtyard provides an inviting setting for alfresco dining, while a garage with adjoining storage space completes the offering.

THE LOCATION
Set between Lake Monger and Herdsman Lake, Glendalough combines an inner-city address with access to some of Perth's most appealing outdoor spaces. Walking trails, leafy reserves and lakeside scenery offer a welcome change of pace without leaving the surrounding neighbourhood.

Rawlins Street also places transport and daily essentials close at hand. Glendalough Train Station provides a convenient connection to the city, while nearby shopping and access to major roads make this an excellent base for a connected lifestyle.

THE AMENITIES
Glendalough's local shopping centre caters to everyday needs, with an IGA and a selection of food outlets providing convenient options nearby. For a broader shopping trip, Westfield Innaloo adds department stores, specialty retailers and further dining choices within the surrounding area.

Recreation is equally well catered for, with Lake Monger and Herdsman Lake offering opportunities for walking, cycling and enjoying the outdoors. Glendalough's local reserves add further green space, while train and bus services broaden your options for commuting and exploring beyond the neighbourhood.

THE WHY
This is a home that offers genuine individuality, from its architectural lines to the separation between its social spaces and upstairs accommodation. The additional retreat and private outdoor setting give buyers the freedom to enjoy different parts of the home throughout the day.

For first-home buyers, professionals or those seeking a manageable city base, the appeal lies in that balance of comfort, versatility and convenience. Settle into an address where there is space to entertain, somewhere to retreat and plenty to enjoy beyond your front door.

THE NUMBERS
Council Rates: $1,839.38 pa
Water Rates: $1,655.24 pa
Strata Total: $555.00 p/qtr (approx)
Internal Area: 67sqm
Total Area: 115sqm
Year Built: 2008

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MORE DETAILS

Property ID	3WDNFGJ
Property Type	Townhouse

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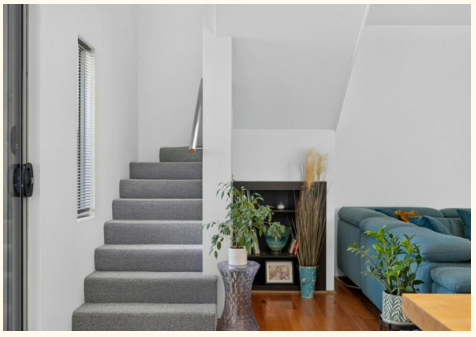
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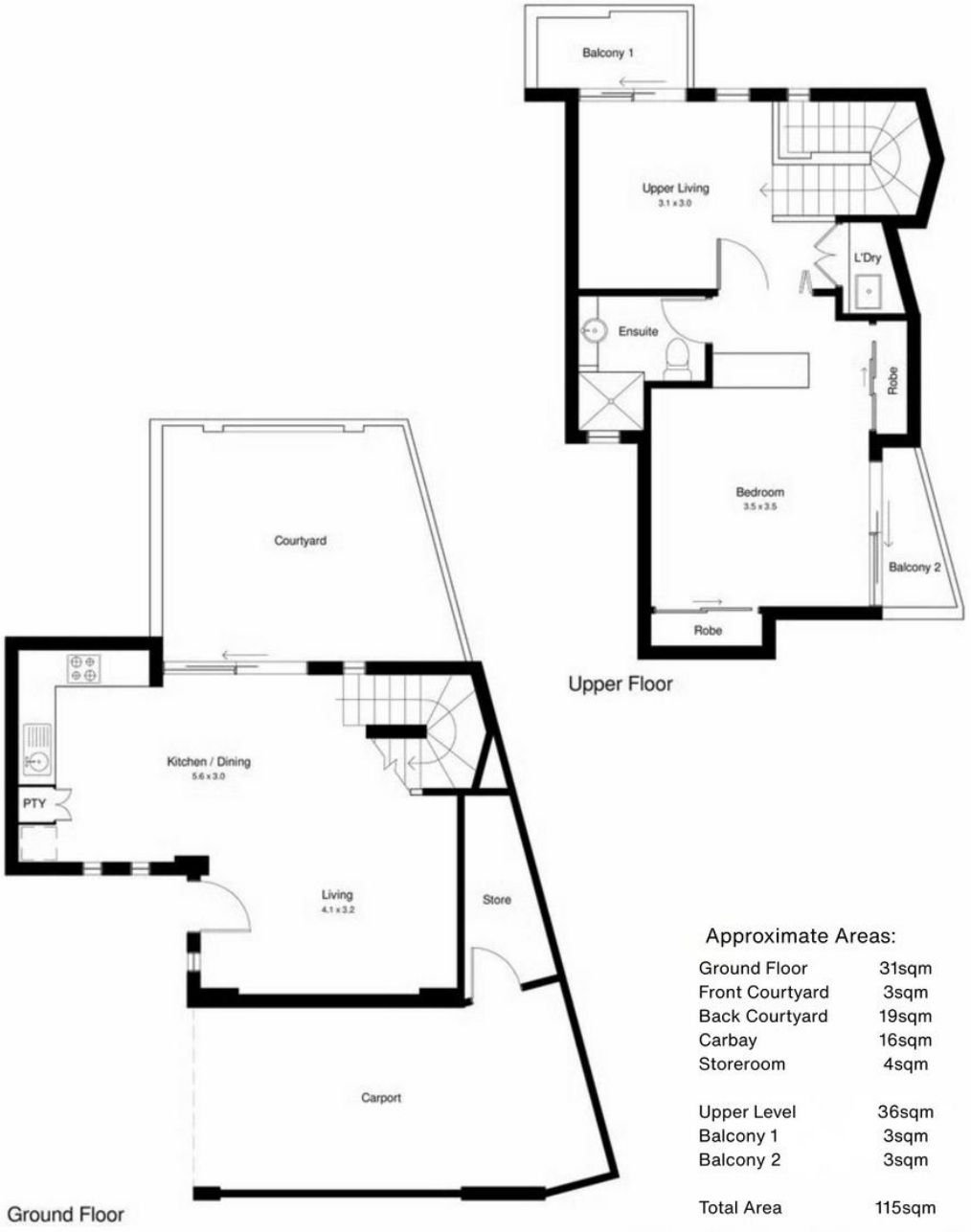








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Approximate Areas:

Ground Floor	31sqm
Front Courtyard	3sqm
Back Courtyard	19sqm
Carbay	16sqm
Storeroom	4sqm
Upper Level	36sqm
Balcony 1	3sqm
Balcony 2	3sqm
Total Area	115sqm

All measurements are approximate and used for illustrative purposes only.

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