







29D Carrington Street, Inglewood

Federation Mod Boutique 2 x 2 Townhouse | Inglewood

Brief //
In a small group of four boutique townhouses this circa Federation - style home completed in 2018 offers an elegant blend of modern living with classic charm
Offering 2 spacious bedrooms 2 deluxe bathrooms a secure private UMR carport with two separate alfresco living areas this property provides style and luxury

Spec //
- Small group of only 4
- Pets are allowed (small dog or cat)
- Strata levy - Only $500 per quarter
- 2 outdoor livings spaces including the courtyard garden and balcony
- The home is street facing (no shared stairwells or corridors to deal with)
- Luxurious finishes to the ensuite and bathroom with full height tiling to the ceiling
- Designer style kitchen with stone bench tops ample cupboard space and a dishwasher
- Ducted reverse cycle air conditioning to the upstairs and split

2 2 1

FOR SALE
Please Call

AGENTS
Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

Jatin Sethi
0416 168 064
jatin.sethi@ljhooker.com.au

AGENCY
LJ Hooker Mirrabooka
(08) 9344 5577

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.

system air-conditioning to the downstairs
- 66 square metres of well designed living space over two levels plus courtyard, balcony, store and carport
- Securely gated single carport plus if you have a second vehicle then there is ample unrestricted parking right out the front on Carrington Street
- Two separate entry points one at the front for you and your visitors another via the back door which you enter from the carport with that extra security

Features //
Open Plan Living : Bright and airy alfresco living kitchen and dining areas that flow seamlessly together for perfect modern living
Deluxe Kitchen : Featuring stone benchtops electric cooking appliances dishwasher ample cupboard space ideal for cooking and entertaining
Outdoor Spaces : Enjoy two outdoor living areas including a fully covered green revival garden courtyard great for relaxing or entertaining year round
Flooring : Gorgeous earthy wooden floorboards downstairs with deluxe soft carpet in the bedrooms upstairs for that cosy home feeling
Master Suite : The main bedroom boasts ducted AC a Walk-In Robes (WIR) stylish ensuite with extra large shower and full height tiling
Second Bedroom : Bedroom 2 features ducted AC floor to ceiling mirrored Built-In Robes (BIR) adjacent deluxe bathroom and adjoining elegant semi covered private balcony your own elevated retreat
Main Bathroom : Designer bathroom with a large shower vanity with easy large pull-out drawers and full height tiling
European Laundry : Conveniently equipped with an Electrolux Washing Machine Dryer awesome combo
Privacy : This street front home has total green privacy no common stairwells corridors offering a high level of security and privacy
Two Entry Points : Choose from the front Federation Courtyard Veranda entry or the secondary private shoppers rear entry at the back from the under cover secure carport for easy access
Climate Control : Ducted reverse cycle air conditioning upstairs and extra split system air conditioning downstairs for complete year round comfort
Parking : Secure extra large carport with additional unrestricted parking out front

Location //
Inglewood is centred on Beaufort Street a beautiful place to walk and contains retail services a library and a recreation centre
This property is a short stroll to Beaufort Street offering a variety of entertainment cafes and restaurants and is steps away from Shearn Park for outdoor activities
It is also minutes to the train station and many Guildford Road goods easy access to public transport only 12 minutes to Perth's CBD and 14 minutes to Perth Airport

School Catchment //
Mount Lawley Senior High School

Title Particulars //
Lot 4 on Strata Plan 78078
Volume 2960 Folio 454

Land Area //
112 sqm

Floor Area //
66 sqm

Outgoings //

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.

City of Stirling
Strata Levy: $450.00 pq
Reserve Levy: $50.00 pq
Shire Rates : $1,793.11 pa
Water Rates : $1,323.38 pa

Edi : 0438 933 506
Office : (08) 9344 5577
Email office : mirrabooka@ljhooker.com.au
Email direct : edward.carver@ljhooker.com.au

Disclaimer //
In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct
The accuracy of the information provided to you written or verbal cannot be guaranteed
If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	Q14FF4
Property Type	House
House Size	66 m2
Land Area	112 m2
Including	Ensuite
	Toilets (2)







Edi Carver 0438 933 506
Senior Sales Executive | edward.carver@ljhooker.com.au
Jatin Sethi 0416 168 064
Senior Sales Executive | jatin.sethi@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577
Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061
mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au

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.