



7/13 Jersey Street, Jolimont

Parkside Perfection

Step out from your private courtyard straight onto a lush green field, then be in Subi in minutes enjoying a magnitude of restaurants, bars and cafes. This modern and stylish three bedroom one bathroom townhouse offers an impressive amount of accommodation split across three levels. Enjoy views and direct access to the adjacent oval —all the perks of nature without any of the maintenance.




Whether you're looking for a place to call home or an investor looking for a property which will attract high quality tenants, everyone will appreciate the convenience and lifestyle on offer.

Why you'll love it

- 3 well sized bedrooms, 1 bathroom plus a super-handy powder room for guests
- Direct gated access from your courtyard to the park behind perfect for morning walks, coffees, kids and pets
- Two side-by-side parking bays at your front door plus a separate storeroom
- Light, open-plan living and dining flowing to a private balcony with views
- Functional kitchen flowing into the dining and living areas
- Split system air conditioning for year round comfort

Lifestyle on your doorstep

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.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker City Residential
(08) 9325 0700

 **LJ Hooker**

- Walk out the back gate to local playing fields and nearby park
- " Be in Subiaco's cafés, bars, restaurants and shops in just a few minutes
- Multiple nearby bus routes and Daglish train station put Subiaco, the CBD, UWA and the western suburbs within easy reach
- Within the catchment area for sought-after local schools

Other information

- Strata admin: \$1,150 p/qtr
- Strata reserve: \$168.33 p/qtr
- Council rates: \$2,289.23 pa
- Water rates: \$1,430.42 pa
- Internal: 105sqm
- Courtyard: 23sqm

For buyers chasing a genuine lifestyle upgrade, not just a house, this parkside gem in tightly held Jolimont is the one that stands out.

MORE DETAILS

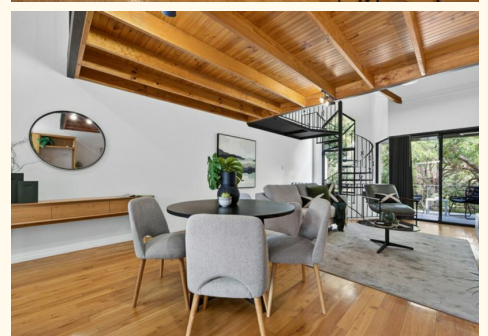
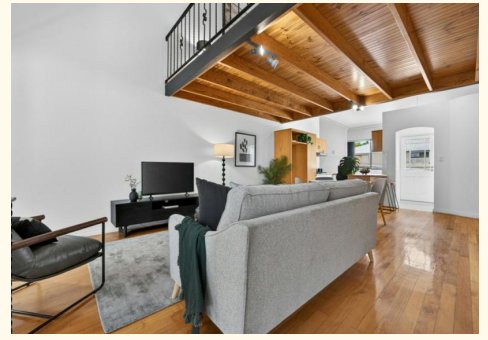
Property ID 3VAYFGJ
 Property Type Townhouse

Max Sciacca 0436 806 098

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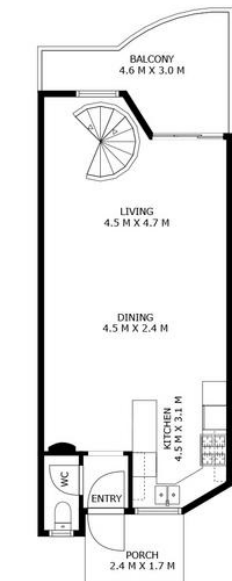
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1ST FLOOR

***DIMENSIONS INCLUSIVE OF BIR**



2ND FLOOR



3RD FLOOR

Approximate Areas

Internal Area	105m ²
Balcony	10m ²
Walkway	10m ²
Carport	56m ²
Porch	4m ²
Balcony	9m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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www.perthrealestatemedia.com

