



Lathlain, 7/12 Forster Avenue

Your Perfect Urban Retreat!

Practicality meets convenience in the form of this fantastic 3 bedroom 2 bathroom two-storey townhouse residence, nestled in a prime central location close to absolutely everything.

At ground level, a beautifully-tiled open-plan living, dining and kitchen area is where most of your casual time will be spent amidst the comfort of split-system air-conditioning and accompanied by modern stainless-steel gas-cooktop and range-hood appliances, a separate oven, a dishwasher, double sinks, a microwave nook, a storage pantry and seamless outdoor access to a splendid paved entertaining courtyard. The laundry is separate and extends out to the courtyard also, with easy access across to the drying area and clothesline.

Both bathrooms are filled with plenty of natural light, inclusive of a practical main bathroom where a separate shower and bathtub help cater for everybody's personal needs. An

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3S60FGJ

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intimate ensuite off the spacious master suite is made up of a shower, toilet and powder vanity. Additionally, drop-down-ladder access up to a very handy storage attic is simply an added bonus, here.

Easy living beckons, right next door to the stunning Mineral Resources Park Australian Rules Football complex (home of the West Coast Eagles) and within arm's reach of lush green parks, cafes, Lathlain Primary School, Carlisle Train Station, Victoria Park's buzzing Albany Highway shopping and restaurant strip, Crown Towers, the casino and our world-class Optus Stadium on the river at Burswood, the Perth CBD, Perth Airport, Ascot Racecourse and so much more. It truly is the ultimate "lock-up-and-leave" low-maintenance lifestyle, every way you look at it!

Features include:

- Tiled open-plan living/dining/kitchen area - and laundry - downstairs
- Paved entertaining and drying courtyards at the rear
- Carpeted bedrooms
- Built-in wardrobes
- Light-filled ensuite and main bathrooms
- Storage attic
- Split-system air-conditioning
- Ceiling fans
- White plantation window shutters
- Established easy-care gardens
- Double lock-up garage
- Built in 2008 (approx.)

Points of Interest (all distance approximate):

- 84m to Mineral Resources Park
- 290m to Koolbardi Park
- 700m to Lathlain Primary School
- 750m to Laika Coffee
- 900m to Carlisle Train Station
- 2.9km to Crown Towers
- 3.2km to Optus Stadium
- 5.9km to Perth CBD
- 10.6km to Perth Airport (T1)

Rates & Dimensions:

Council Rates: \$2,186.80 pa

Water Rates: \$805.36 pa

Strata Rates: \$247.50 p/qtr

Residence Area: 142sqm

Total Area: 160sqm



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More About this Property

Property ID	3S60FGJ
Property Type	Townhouse

Brendan Smith 0420 217 818

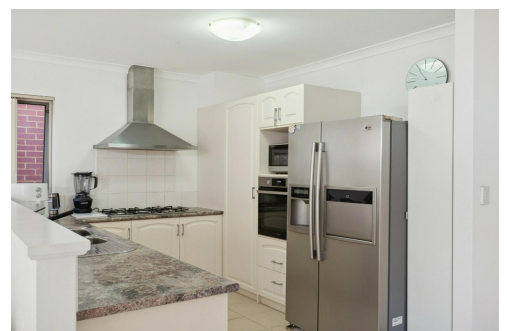
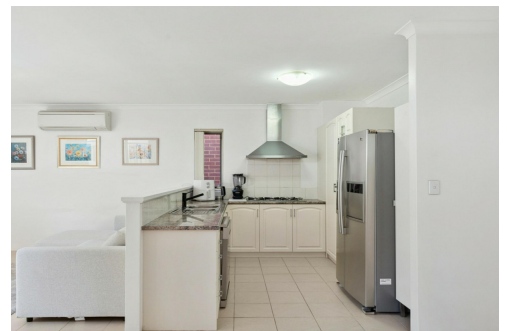
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Residence 113m² | Garage 34m² | Porch 2m²

Total Area 149m²



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 area do not include or account for wall thickness or roof area under eaves. CDB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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