

1/8 Spring Avenue, Middle Swan

Middle Swan Masterpiece

Stunningly presented and perfectly positioned, this street-front low maintenance home delivers an exceptional blend of quality, space, and modern comfort. Ideal for first time home buyers, professionals, or savvy investors seeking a low-maintenance lifestyle in a convenient location.

Boasting 4 generously sized bedrooms, each fitted with built-in mirrored robes, and 2 well-appointed bathrooms, the home has been thoughtfully designed for both practicality and style. The expansive open-plan living and dining area forms the heart of the home, seamlessly connecting to a contemporary kitchen complete with stone benchtops, ample cabinetry, and abundant workspace, perfect for everyday living and effortless entertaining.

Private courtyard with exclusive access from the master bedroom, delivering a secure and tranquil space to personalise as your own retreat.

Additional features include a double lock-up garage with secure internal access, a separate laundry, and ducted reverse-cycle air conditioning throughout, ensuring year-round comfort and convenience.

4  2  2 

FOR SALE

From \$799,000

AGENTS

Emma Mahony

0416 768 677

emma.mahony@ljhpxp.com.au

AGENCY

LJ Hooker City Residential

(08) 9325 0700

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.

 **LJ Hooker**

Positioned within close proximity to local shops, quality schools, cafes, and the award-winning wineries of the Swan Valley, this home offers an enviable lifestyle. It is also perfectly suited for FIFO buyers, with easy access to Perth Airport, while being approximately 20km from the Perth CBD.

Offering strong rental appeal, excellent connectivity, and a modern, move-in-ready design, this is a fantastic opportunity to secure a quality home in a growing and well-connected suburb.

Rates:

Council Rates \$1,900.00 pa
Water Rates \$1,122.50 pa
Strata Admin \$510.80 p/qtr
Strata Reserve \$63.85 p/qtr

This home truly delivers on comfort, convenience, and lifestyle, an outstanding opportunity you won't want to miss. For all enquiries, contact Emma Mahony today on 0416 768 677.

MORE DETAILS

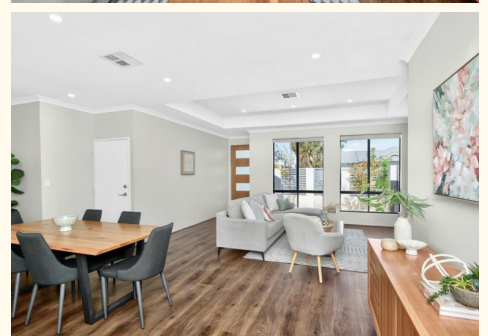
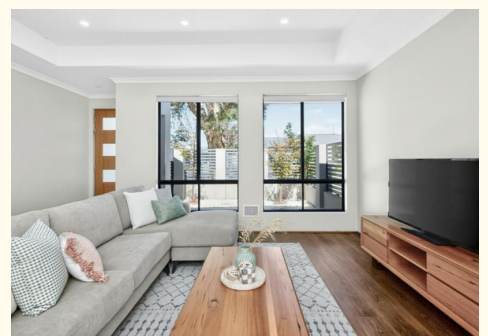
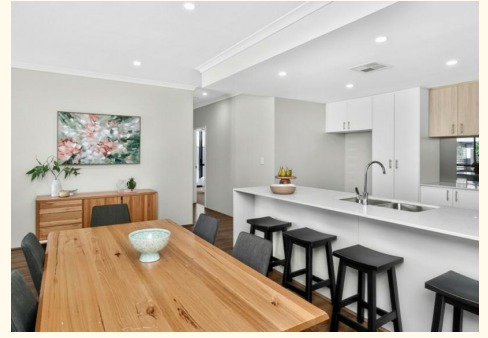
Property ID	3VB6FGJ
Property Type	House
House Size	144 m2
Land Area	249 m2

Emma Mahony 0416 768 677

Sales Executive | emma.mahony@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





TOTAL: 139 m2
 1st floor: 139 m2
 EXCLUDED AREAS: GARAGE: 33 m2, PATIO: 28 m2, PORCH: 2 m2,
 WALLS: 10 m2

Measurements Are Made By Prime Real Estate Photography, They Are Deemed Highly Accurate But Not Guaranteed.

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.