



## Mount Lawley, 11 Roy Street

### Entertainers Dream in 1920's Gem

This 1920's built Mount Lawley residence tastefully renovated and extended over the years must be seen first-hand to be truly appreciated. Welcome to the entertainer's dream home. Offering a fully equipped kitchen/dining area which could easily accommodate a table of 10, leading out onto a decked patio area.

There are so many stunning features of this 1920's home, take your time to look around and you will see feature fireplaces, leaded light windows, high ceilings, cornices and ceiling roses.

Tastefully renovated and extended over the years, this quaint cottage style home with white picket fence is a must see.

Beaufort Street with access to a multitude of bars and restaurants is a stone's throw away making this unique house ideal for those who like to entertain at home or in Mount Lawley.



**Disclaimer:** 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.

2 1 0

**For Sale**  
Suit Buyers High \$900,000's

**View**  
[ljhooker.com.au/3SZGFGJ](http://ljhooker.com.au/3SZGFGJ)

**Contact**  
**Katie Lawley**  
0448 682 624  
[katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

**LJ Hooker City Residential**  
**(08) 9325 0700**

What we love:

- \* Front garden with mature trees and shrubs and porch, ideal for relaxing.
- \* Block size 223sqm
- \* Huge kitchen/dining area with fully equipped modern kitchen with dishwasher and gas top.
- \* Built in study nook in kitchen area, ideal for those working from home.
- \* Double doors opening out to partially decked patio area.
- \* Large master bedroom with built in robes, aircon and large ceiling fan.
- \* Beautiful original ceiling rose detail and aircon in main living area.
- \* Modern outside laundry extension with separate toilet.
- \* Second double bedroom with large ceiling fan and high ceilings.

Rates:

Council - \$1,785.72 p.a.

Water - \$1,252.08 p.a.

## More About this Property

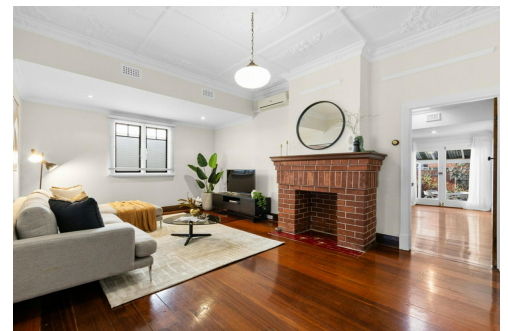
<b>Property ID</b>	3SZGFGJ
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (2)

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

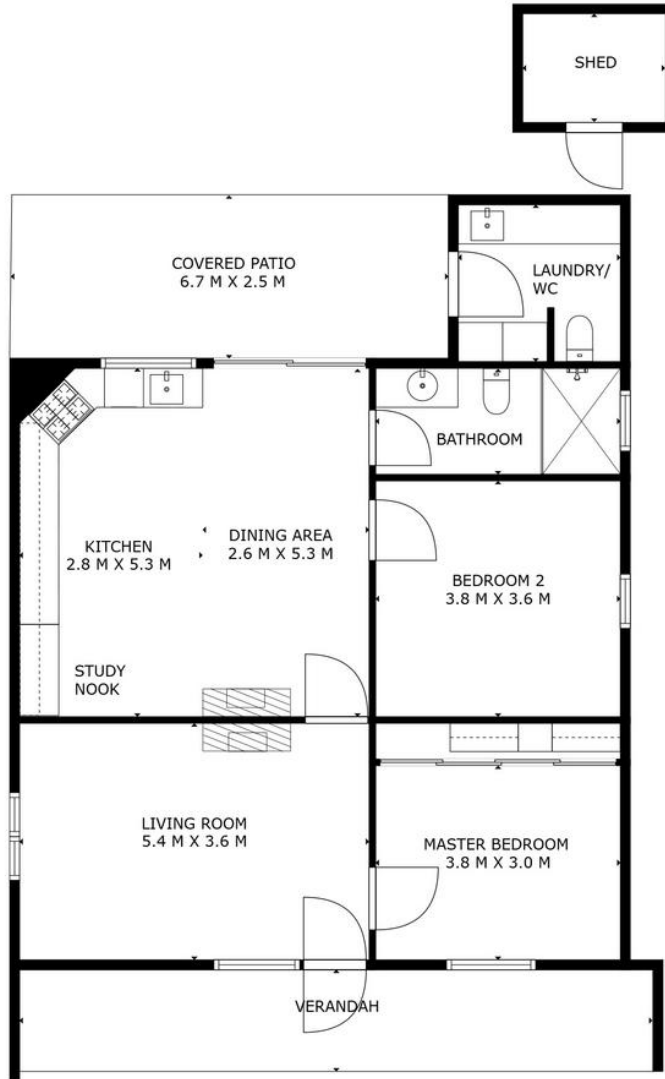
**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



**Disclaimer:** 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 City Residential  
(08) 9325 0700**



*Approximate Areas*

Internal Area	90m <sup>2</sup>
Alfresco	17m <sup>2</sup>
Verandah	15m <sup>2</sup>
Shed	4m <sup>2</sup>

 **LJ Hooker**

11 Roy St Mount Lawley

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.

www.lay2.com.au  
www.perthrealestaemedia.com



 **LJ Hooker**

**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** 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.