

36 Third Avenue, Mount Lawley

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Character & Comfort...

Perfectly positioned on one of Mount Lawley's charming tree-lined avenues, this inviting green titled home captures the essence of easy living in one of Perth's most desirable inner-city enclaves. Blending warmth, character and modern comfort, it's the kind of property that instantly feels like home from the moment you step inside.

A stunning stained-glass front door welcomes you into the home, where you'll find a light-filled and thoughtfully designed open-plan living area featuring stunning timber floors that flow effortlessly through to an outdoor patio perfect for morning coffees or relaxed evening entertaining.

Just off of the living room, you will find a tidy dining area and kitchen that is neat and functional, with tiled flooring and plenty of storage and bench space. Past the kitchen, is a neatly tucked away laundry and separate toilet. In the dining area, stunning double doors with windows that allow the natural light to flood in open out to the spacious backyard, which is complete with a large alfresco area and shed.

Stunning timber stairs, which feature under-stair storage lead you up to the second storey, where you will find all three bedrooms, the main bathroom and even a spacious balcony among the trees off of the 3rd bedroom. All three bedrooms are generous in size, with the same

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

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AGENCY

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stunning timber flooring in the main living area. Each room has their very own air-conditioner and ceiling fan as an added luxury.

Set on a quiet street yet only moments from the vibrant Beaufort Street café strip, local shops, and beautiful parklands, this location promises the best of both worlds - peace and privacy, with the buzz of Mount Lawley right on your doorstep. With easy access to the city, excellent schools, and transport options nearby, this home makes it an ideal choice for first-home buyers, downsizers, or savvy investors seeking strong long-term appeal. Every element has been considered to create a low-maintenance lifestyle without compromise.

Whether you're looking to settle in and enjoy the lifestyle or explore future potential, this home offers an unbeatable opportunity to secure your place in this highly sought-after suburb.

Points of Interest (all distances are approximate):

- 400m to Beaufort Street
- 600m to Beaufort Street IGA
- 700m to Inglewood Hotel
- 800m to Mount Lawley Train Station
- 800m to Perth College
- 1.1km to Woolworths Inglewood
- 1.6km to Mount Lawley Senior High School
- 1.9km to Edith Cowan University
- 2.0km to Hyde Park
- 2.1km to Inglewood Shopping Centre
- 2.5km to Graham Farmer Freeway
- 3.6km to Stirling Leisure Centre
- 4.0km to Perth CBD

Rates & Dimensions:

- Council Rates: \$1,888.58 pa
- Water Rates: \$1,656.64 pa
- Intrenal Area: 145sqm
- Land Size: 279sqm
- (Green Title, no strata)

MORE DETAILS

Property ID 3UBDFGJ
Property Type House

Brendan Smith 0420 217 818

Sales Executive â€“ The Smith Team |
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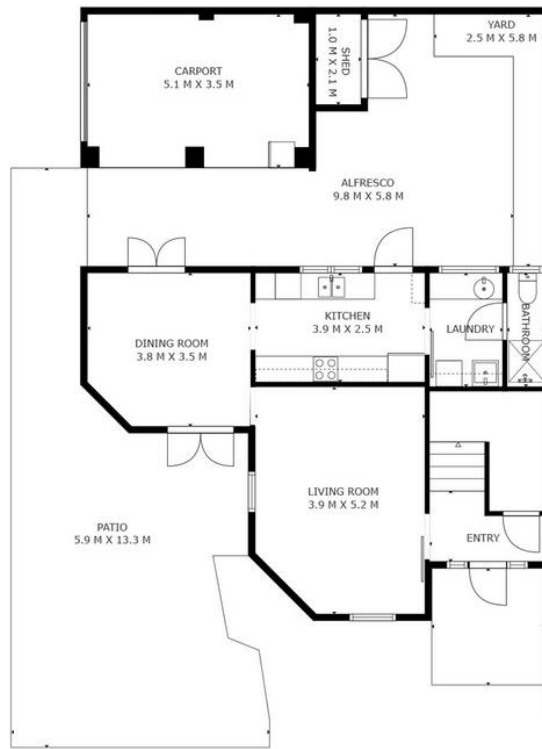
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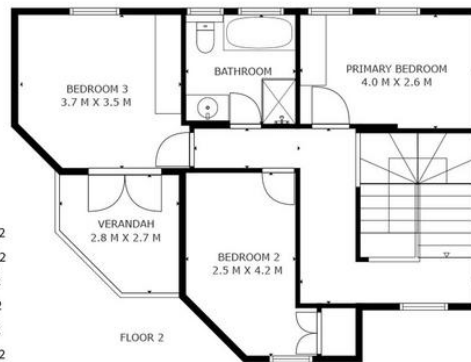
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FLOOR 1



FLOOR 2

Approximate Areas	
Internal Living Total	145m ²
Alfresco	34m ²
Verandah	6m ²
Shed	2m ²
Carport	18m ²
Total Lot Size	279m 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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