

Mount Lawley, 87 First Avenue

Charm and Space Combined!

Auction Location: Online

GONE !

Under Contract by Openn Negotiation we now have 3 genuine buyers who have missed out and are still looking! Thinking of selling? Call me today on 0414337434.

The Openn Negotiation is underway (online auction with flexible terms for qualified buyers) and the property can sell as early as tomorrow. Contact the agent immediately to become qualified and avoid disappointment.

Nestled on a massive 918sqm (approx.) block in a Blue-Chip location that sits just walking distance away from Beaufort Street's bustling restaurants, bars and



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.



For Sale

UNDER CONTRACT

View

ljhooker.com.au/3NQ5FGJ

Contact

Daniel Colbert

0414 337 434

daniel.colbert@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

coffee shops. This character-laden 3 bedroom 2 bathroom home offers timeless comfort for a family and has plenty of upside and potential for those wanting to create their own Mt Lawley masterpiece.

A splendid north-facing frontage is made up of a lovely lawn area, established gardens and a delightful verandah entry deck - beyond a separate pedestrian gate and remote-controlled double driveway gates. The latter ensure that the large pitched tandem double carport is nice and secure, with another gate behind revealing access to the side of the property.

Internally, soaring high ceilings, solid wooden floorboards, tall feature skirting boards and classic light switches help preserve the residence's original charm of yesteryear. A huge front master bedroom comprises of a striking ceiling rose (with a ceiling fan), a corner fireplace, full-height built-in wardrobes/storage and has a light and bright feel to it, as a result of a pleasant northern aspect.

The spacious second bedroom features a ceiling fan and ceiling rose and an attractive brick fireplace feature, the spacious third bedroom also features a ceiling fan. A light-filled and renovated main bathroom comes complete with a bathtub, showerhead, heat lamps, a toilet, vanity and under-bench storage.

The laundry-come-second bathroom is fitted with split-system air-conditioning and features a shower, toilet, storage and separate wash trough. A central open-plan dining and kitchen area is the heartbeat of the floor plan with its open fireplace, integrated range hood, Smeg gas cooktop/oven, Whirlpool dishwasher, double sinks, appliance nook, glass splashbacks and a storage pantry.

Double doors extend the dining space out to a private side courtyard, with the former also overlooked by an elevated family room that, via single and double doors, opens on to an outdoor dome patio-entertaining area. A tiled second living area boasts split-system air-conditioning, gas-bayonet heating, shelving and cathedral-style high ceilings, with a separate tiled study also kept comfortable by its own split-system air-conditioner.

The backyard is enormous and is home to a large lock-up shed/workshop, next to the rear lawn. In between here and the main house lies a shimmering below-ground swimming pool that is more than generous in its proportions and leaves extra room to bathe in the sun, right beside it. A large timber-lined poolside alfresco with a ceiling fan and a bar/kitchenette (with sinks and storage) adds another external entertaining options, leading into a huge games room - or studio - with split-system air-conditioning, low-maintenance timber-look flooring, sliding-stacker-door pool access and more.

Walk to Mount Lawley Primary School, the local 24/7 IGA supermarket on Second Avenue, Perth College, Mount Lawley Senior High School, the sprawling Hamer Park Reserve and even the Edith Cowan Mount Lawley campus from here. The many shopping options and the Mount Lawley Tennis and Golf Clubs also very much within arm's reach. A close proximity to Mount Lawley Train Station, numerous bus stops, the Swan River, our world-class Optus Stadium at



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.

Burswood, the Perth CBD and surrounding entertainment hotspots such as Maylands, Highgate, Northbridge and North Perth is simply an added bonus and adds to the convenience of living on this very sought-after street that truly is right in the thick of where the action is. Make your move now to secure a place where your dreams and memories will unfold effortlessly!

Other features include, but are not limited to:

- Rear courtyard
- Outdoor shower
- Ducted reverse-cycle air-conditioning
- Outdoor power points
- Gas hot-water system
- Bore reticulation

Points of Interest (all distance approximate):

- 250m to the nearest bus stop
- 250m to Beaufort Street's cafe, restaurant, shopping and entertainment precinct
- 400m to Mount Lawley Primary School
- ~~950m to Mount Lawley Senior High School~~
- 1.3km to Mount Lawley Train Station
- 1.4km to the Edith Cowan University Mount Lawley campus
- 2.2km to the St John of God Mount Lawley Hospital
- 3.3km to the Perth CBD
- 15.1km to Perth Airport

Rates & Dimensions:

- Council Rates \$2723.34 p.a.
- Water Rates \$1890.65 p.a.
- Total Land Area 918 sqm

More About this Property

Property ID 3NQ5FGJ

Property Type House

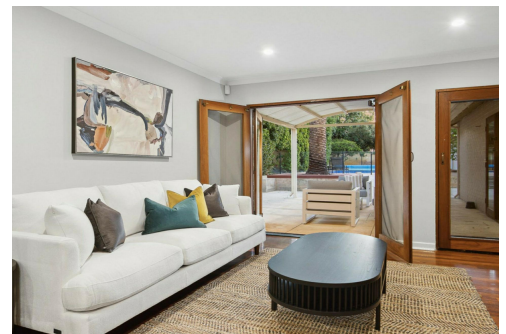
Daniel Colbert

Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004

cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



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.

LEGEND

- 1. 4.0m Gate Access
- 2. Verandah
- 3. PV Solar Panels
- 4. Double Carport
- 5. Covered Alfresco
- 6. Swimming Pool
- 7. Entertaining Patio
- 8. Games Room
- 9. Grass Yard
- 10. Garden Shed



Daniel Colbert 0414 337 434

87 First Avenue
MOUNT LAWLEY

Internal 200m² | Carport 45m² | Verandah, Patio & Alfresco 64m² | Games Room 38m²

918m²

3 Bed + Study + Media + Games Room

2 Bath

2 Car

Total 347m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au



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.