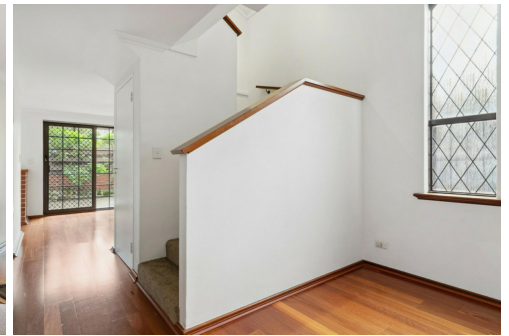




Mount Lawley, 1/34 Coode Street

Simplify Your Lifestyle!

2 1 1

Nestled within "The Colony" up the quieter cul-de-sac end of Coode Street, this charming 2 bedroom, 1 bathroom townhouse residence truly is the perfect lock-up-and-leave property for those wanting to live closer to where the action is.

A large living room welcomes you inside and flows through to the open-plan dining and revamped-kitchen area, on the other side of the laundry and staircase. The stylish kitchen itself plays host to double sinks, tiled splashbacks and modern electric range-hood, hotplate and under-bench-oven appliances.

Upstairs, both bedrooms have ceiling fans and built-in wardrobes - inclusive of a generous master that is also kept comfortable by a split-system air-conditioning unit. The revamped central bathroom has a showerhead over the Roman bath, heat lamps and a powder vanity, with a linen cupboard and separate second toilet also found on this floor. Outdoors and off the dining space, a securely-gated courtyard encourages complete privacy when

For Sale
Please Call

View
ljhooker.com.au/3QUNFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au



LJ Hooker City Residential
(08) 9325 0700

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entertaining.

Imagine living between the vibrant café and restaurant precincts of Whatley Crescent and Beaufort Street, adding an ultra-convenient inner-city location to an enviable low-maintenance lifestyle. Also nearby are several bars and nightspots, as well as the 24-hour 2nd Avenue IGA supermarket, top schools, sprawling local parklands, the Maylands and Mount Lawley Train Stations, other shopping centres, the river, the city, medical facilities, the Mount Lawley Golf Club, the Maylands Yacht Club and so much more. Welcome home!

Features Include:

- Separate living and dining areas downstairs
- Wooden floorboards
- Modernised kitchen with electric appliances
- Paved entertaining courtyard
- Upper-level bedrooms - both with built-in robes
- Separate renovated upstairs bathroom
- Separate toilet, off the laundry
- Separate 2nd toilet upstairs
- Upper-level linen cupboard
- Under-stair storage
- Split-system air-conditioning to the living area and master bedroom
- Security doors and screens
- Reticulated easy-care gardens
- Resort style pool area
- Single carport (exclusive use)

Points of Interest (all distance approximate):

- 200m (approx.) to Shearn Park
- 500m (approx.) to Whatley Crescent café strip
- 700m (approx.) to Beaufort Street café strip
- 800m (approx.) to Maylands Train Station
- 900m (approx.) to Mount Lawley Train Station
- 1.4km (approx.) to Maylands Yacht Club/Swan River
- 4.0km (approx.) to Perth CBD
- 14.2km (approx.) to Perth Airport

Rates & Dimensions:

- Council Rates - \$1,684.28 p.a.
- Water Rates - \$1,218.17 p.a.
- Strata Admin - \$1,255.90 p/qtr.
- Strata Reserve - \$192.80 p/qtr.
- Residence Area - 93sqm
- Total Area - 111sqm



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More About this Property

Property ID	3QUNFGJ
Property Type	Townhouse

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

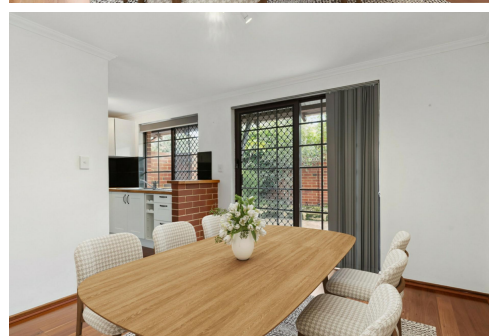
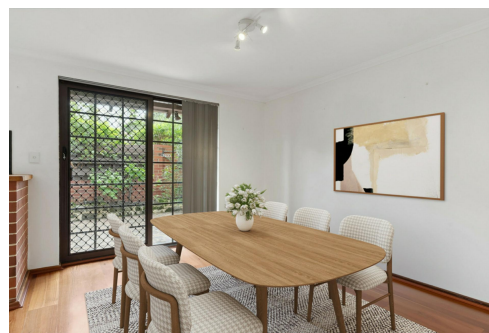
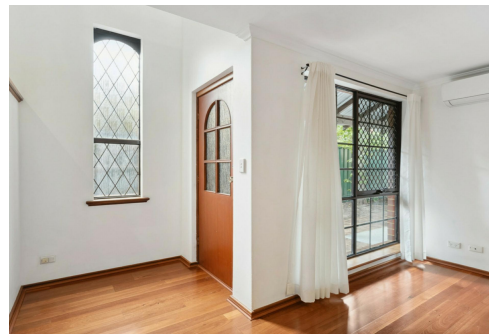
Sharon Smith 0405 814 948

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LJ Hooker City Residential (08) 9325 0700

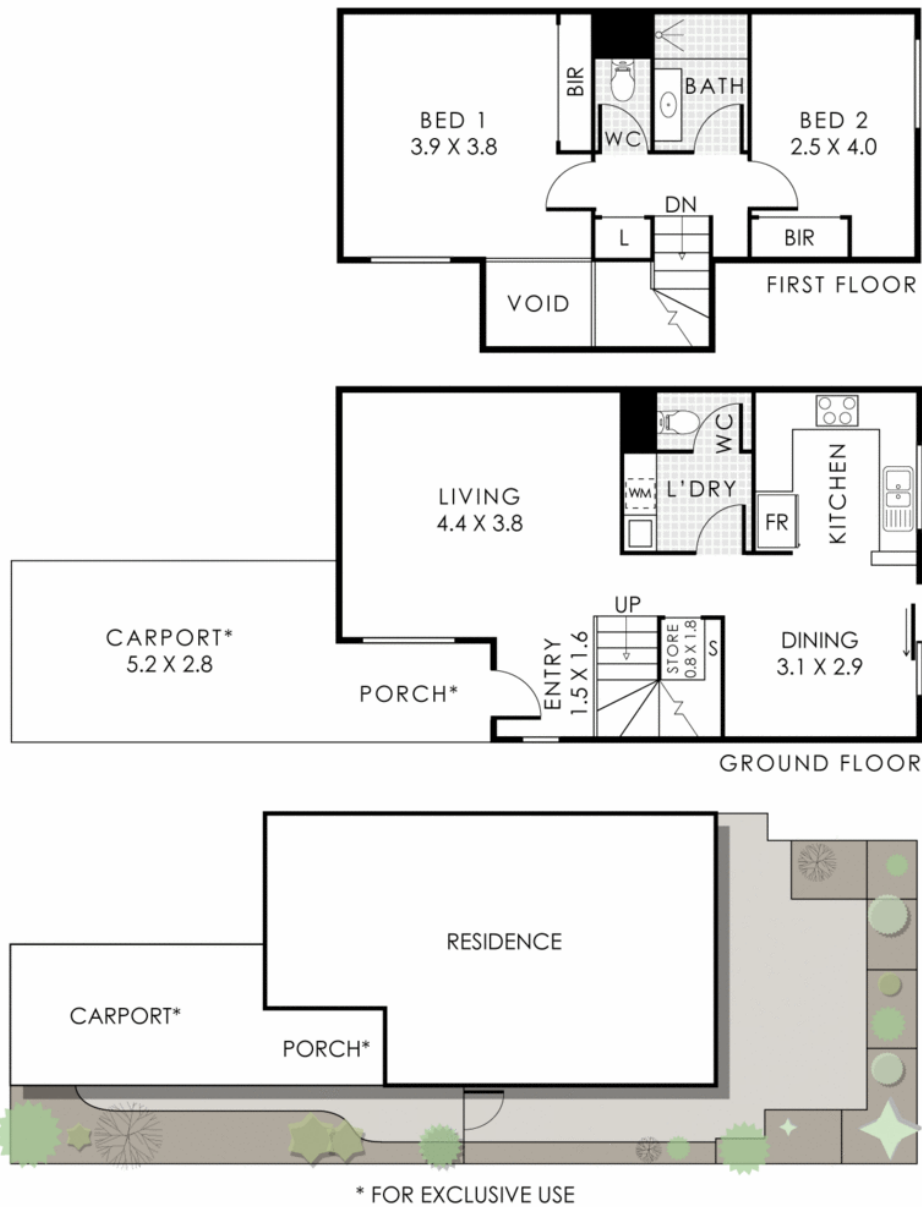
Shop 30, 82 Royal Street, EAST PERTH WA 6004

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



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1/34 Coode Street, Mount Lawley

Residence 93m² | Porch 3m² | Carport 15m²

Total Area 111m² | Total Lot Size 93m²



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. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.
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