

## Mount Lawley, 15/34 Coode Street

Presents Like A Million Dollars!

2 1 1

Tucked away in "The Colony" at the quieter cul-de-sac end of Coode Street, this charming 93sqm, 2-bedroom, 1-bathroom recently renovated townhouse is the perfect lock-and-leave home for those wanting to be close to the action while enjoying a peaceful retreat.

Step inside to a spacious living area that seamlessly connects to the open-plan dining and renovated kitchen, which boasts double sinks, stylish tiled splashbacks, and modern electric appliances including a range hood, hotplate, and under-bench oven.

Upstairs, both bedrooms feature built-in wardrobes, with the generously sized master bedroom also benefiting from split-system air conditioning and a ceiling fan. The stunningly renovated central bathroom includes a feature tiled Roman bath with an overhead shower, and a sleek powder vanity with under-bench storage.

Outside, the securely gated courtyard offers a private oasis for entertaining. Enjoy an

**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3S7KFGJ](https://ljhooker.com.au/3S7KFGJ)

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

effortless inner-city lifestyle with easy access to the lively café and restaurant hubs of Whatley Crescent and Beaufort Street. Nearby, you'll find an array of bars, nightspots, the 24-hour 2nd Avenue IGA, top schools, beautiful parklands, train stations, shopping centres, the river, medical facilities, Mount Lawley Golf Club, Maylands Yacht Club, and more.

Features Include:

- Recently renovated and updated throughout
- Separate living and dining areas downstairs
- Recently refurbished wooden floorboards
- Newly carpeted upstairs
- Stunning modern kitchen with electric appliances
- Feature lights and fixtures
- Paved entertaining courtyard & grassed area
- Upper-level bedrooms - both with built-in robes
- Separate renovated upstairs bathroom with roman bath
- Downstairs toilet, off the separate laundry
- 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: \$1,644.28 p.a.

Water Rates: \$1,229.47 p.a.

Strata Admin: \$1,156.75 p/qtr

Strata Reserve: \$363.55 p/qtr

Total Area: 93sqm



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## More About this Property

Property ID	3S7KFGJ
Property Type	Townhouse

### Brendan Smith 0420 217 818

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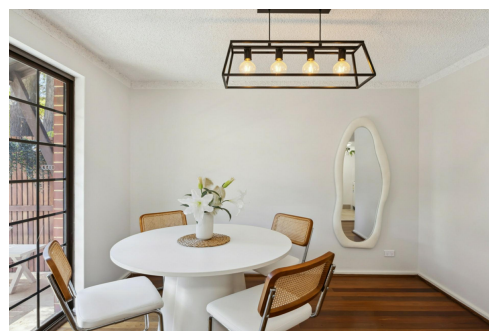
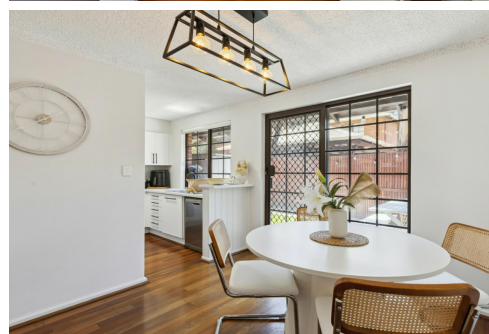
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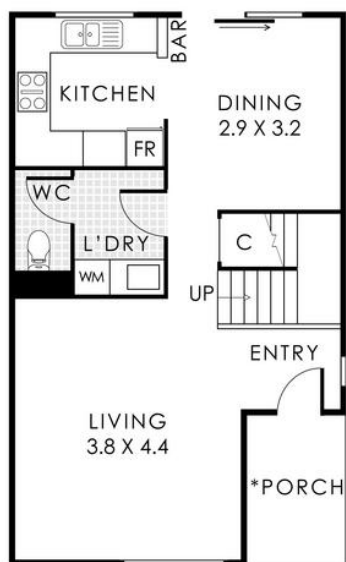
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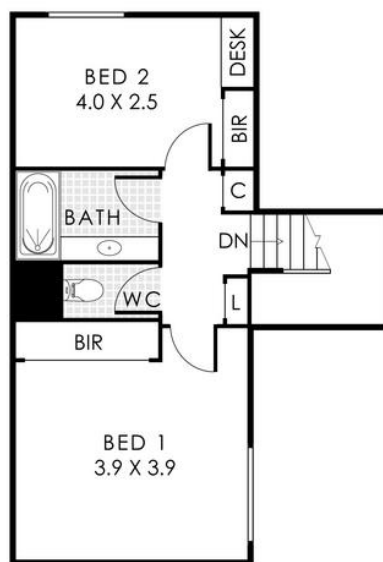
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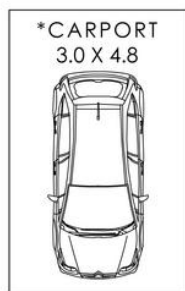
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GROUND FLOOR



FIRST FLOOR



(NOT ACTUAL LOCATION)  
\*FOR EXCLUSIVE USE

COODE STREET



### 15/34 Coode Street, Mount Lawley

Residence 93m<sup>2</sup>  
Total Area 93m<sup>2</sup>



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 areas under eaves. C/O Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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