

## West Perth, 14A Mayfair Street

**FREEHOLD TERRACE HOME... NO STRATA FEES!  
OFFICE / RESIDENTIAL DUAL ZONING..**

3 1 1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7RNHNF](https://ljhooker.com.au/7RNHNF)

**Contact**  
**Marie Du Puy**  
0403 310 155  
[mdupuy.subiaco@ljhooker.com.au](mailto:mdupuy.subiaco@ljhooker.com.au)

This spacious 3 x bedroom Townhouse is positioned in the heart of West Perth, around the corner from the Hay Street shopping precinct. Close to cafes, restaurants, parks and gardens, all you need is at your doorstep! Work in the CBD? You will be able to walk to work or catch public transport - you won't even need a car!

Looking to be in the Bob Hawke catchment area this is the ONE! No strata fees!

Features:

Entrance - Large open plan north facing living room. Large courtyard to create your outdoor living garden & patio to enjoy the space all year round. Large kitchen with ample bench space. Electric oven and hotplate. Extra storage room off living area with shelves added under the stairs. Tiled floors throughout on both levels. Separate laundry with separate WC. Secure parking behind gate off Mayfair Street 1-2 car parking space.

Upstairs:- 2 minor bedrooms with ceiling fans off hall way with built in linen cupboards full



**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.

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**(08) 9382 3959**



length of hallway. The spacious master bedroom with ceiling fan with walk-in robe and a private balcony North facing. Neat bathroom with shower 2 vanties and skylight . Separate WC.

General Information:- Reverse cycle air-conditioning upstairs & down stairs  
Security door front and rear. Freehold title - Not Strata - 166m2 total size. This Townhouse with a Northerly aspect and private courtyard is for your lifestyle to enjoy.  
Close proximity to Perth's CBD and West Perth for some shopping or go for a quick walk to Kings Park. Leederville cafes, restaurants, and small boutique bars short walk away or drive.  
This Terrace house is a must view with a large courtyard at the front entrance and rear car parking with gate and extra space for a garden shed. Gated and secure.  
Unique opportunity to live and/or work in West Perth with West Perth train station down the road.  
DUAL ZONING FOR OFFICE AND RESIDENTIAL USE - work in your own business downstairs with your own residence upstairs. Perfect location in the heart of West Perth with quiet weekends on offer! GREEN TITLE HOME!

Outgoings:  
City of West Perth: \$1943.15 per annum  
Water rates: \$1325.15 per annum

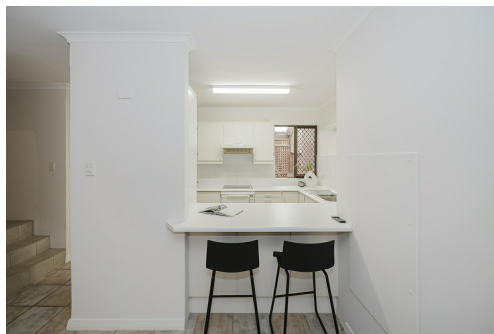
Viewing by private appointment call Marie du Puy on 0403 310 155

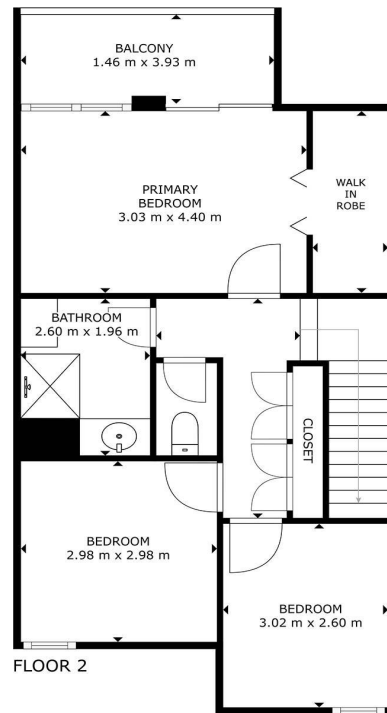
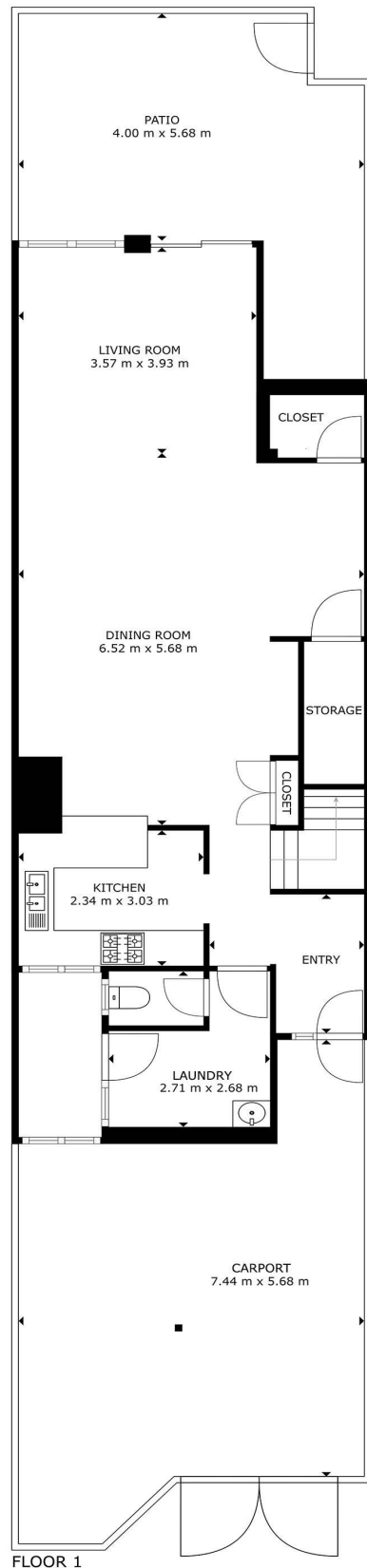
## More About this Property

Property ID	7RNHNF
Property Type	Townhouse
Land Area	166 m²
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Area Views Car Parking - Surface City Views Close to Schools Close to Shops Close to Transport

**Marie Du Puy 0403 310 155**  
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**14A Mayfair Street, West Perth**

Not to scale • All measurements are approximate • Drawn for presentation purposes only



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