

**SOLD**

## MT LAWLEY TOWNHOUSE PRICED TO SELL

Discover an idyllic lifestyle in the sought-after suburb of Mount Lawley!

This charming 3 bedroom, 1 bathroom townhouse provides an enviable lifestyle for those seeking a home positioned in the sought-after location on the cul d sac end of Coode Street .This townhouse is conveniently positioned close to local amenities including cafes, restaurants, schools, entertainment, parks and transport links.

The townhouse is perfect for those seeking a relaxed and easy-care lifestyle. With an open-plan living and dining area, and a generous 99.00 square metre floor area, undercover single carport with further available car spaces , this home is sure to appeal to a wide range of buyers.

Recently renovated, the light-filled kitchen features plenty of storage space, modern appliances, and ample bench space for meal preparation, flowing into an inviting lounge and dining area with direct access to the easy-care paved alfresco courtyard .Adjoining the kitchen is a spacious laundry area including a 2nd w/c

The bedrooms are all of a generous size, boasting natural light with a WIR in the main and BIR`s in 2nd and 3rd bedrooms. The master b/room has split system air conditioning with overhead fans in all b/rooms. The recently fully renovated bathroom services this area.

This property is ready to move into and is not tenanted. With close proximity to all amenities, this townhouse represents an ideal opportunity for a first-time buyer , downsizer or investor.

Enjoy all the lifestyle benefits that Mount Lawley has to offer. Inspect this property and secure your dream home today!

Please contact Greg Kennedy for a private inspection 0407491957 Note > Pet restrictions  
Shire Rates : \$1,489.00 > Water Rates : \$1,194.00 > Corp Body : \$1,037.85 p/q

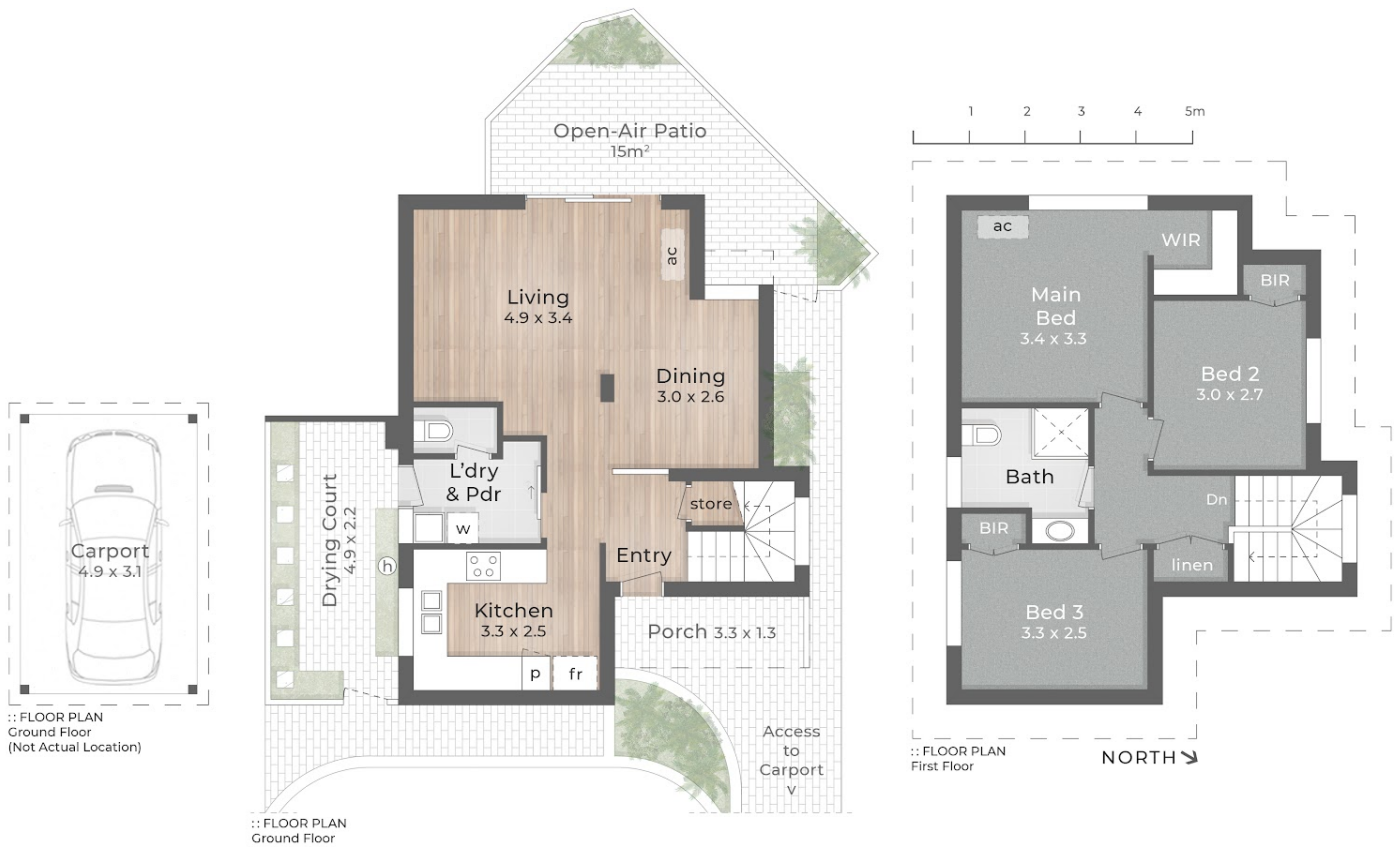
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$525,000

**OPEN FOR INSPECTION:**  
N/A



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:: FLOOR PLAN  
Ground Floor  
(Not Actual Location)

:: FLOOR PLAN  
Ground Floor

:: FLOOR PLAN  
First Floor

THE COLONY  
Unit 8/34 Coode Street MOUNT LAWLEY

3 Bed 2 Bath 1 Car

Internal 108m<sup>2</sup> | Patio, Porch & Drying 30m<sup>2</sup> | Total 127m<sup>2</sup>  
Carport 15m<sup>2</sup>

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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