



# FOR SALE

## RETURNED TO THE MARKET AVAILABLE WITH VACANT POSSESSION

Rob Harwood @realty is proud to present this stunning executive-style residence at 246C Charles Street, North Perth. Available now with vacant possession, this modern home offers a fantastic investment opportunity or future residence.

### Key Features:

- Built circa 2017 (Note: Photos were taken in 2017)
- 3 spacious bedrooms and 2 stylish bathrooms
- Contemporary galley kitchen with a large island bench, Caesarstone countertops, and premium stainless steel appliances
- Open-plan living area with access to an outdoor entertaining space
- Study nook for added convenience
- Ultra-modern bathrooms with sleek finishes
- Built-in robes in all bedrooms
- High-quality black-butt timber flooring throughout living areas
- Ducted reverse cycle air conditioning for year-round comfort
- Single lock-up garage with roller door access to the courtyard
- Separate storeroom for additional storage
- Fully paved, low-maintenance courtyard and yards
- Perfectly located just minutes from the city centre, this home offers easy access to cafes, shops, and all the perks of inner-city living. Plus, with low strata fees, this is an opportunity you won't want to miss!

3 BED | 2 BATH | 1 CAR

### PRICE:

All reasonable offers considered.

### OPEN FOR INSPECTION:

N/A



**Rob Harwood**

**0411649625**

[robharwood@atrealty.com.au](mailto:robharwood@atrealty.com.au)

[robharwoodatrealty](https://www.atrealty.com.au/robharwood)

## Ground Floor



## Upper Floor



246c Charles Street, North Perth

Not to scale • All measurements are approximate • Drawn for general information only

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.