



SOLD

DELIGHTFUL AND EASY-CARE HOME WITH ENDEARING CHARM

25 Monument Street offers a convenient and low-maintenance lifestyle. Sitting on a manageable block of 334m² (approximately), the home is ideal for those seeking easy care living. With its proximity to shops, medical facilities, and public transport, the location is just so convenient and accessible.

Harrisdale has plenty of parks, walking trails, and playgrounds. Stockland Harrisdale Shopping Centre is only 650m away and offers major supermarkets, cafes, dining options, and medical facilities. Nestled in a neighbourhood where pride of ownership is evident, this residence has the perfect balance of comfort and convenience.

Interior features include a spacious open plan living area with a sliding door leading to the courtyard. The kitchen is highly functional with ample bench space, large pantry and 900mm stainless steel appliances including a gas stove. There is a dishwasher recess.

The master bedroom is situated at the back of the home and features a large walk-in robe and ensuite bathroom. The secondary bedrooms are generously sized and offer built-in robes. To ensure comfort throughout the year, this home is equipped with ducted reverse-cycle air conditioning system with zone controls. The house also has Solar Panels. A separate formal lounge at the front of the home offers a quiet space separate from the buzz of family room where most of the family activities are centered. The formal lounge could easily become your Theatre Room if you choose that as your preference.

The allure of this residence extends to the outdoor living space, where an inviting paved area sets the stage for barbecuing and entertainment. The low-maintenance yard has a number of raised garden beds to plant your favourite fruits, veggies, herbs, and plants. This space provides that sanctuary of relaxation and enjoyment for gardeners and home-bodies.

There is a bus stop just 450m away, Harrisdale Park Pavilion at 250m and Harrisdale Primary School situated 1.7km away. There are plenty of shopping and dining choices at Harrisdale Shopping Centre, Livingston Marketplace, Southern River Shopping Centre, Spud Shed in Jandakot, Cockburn Gateway Shopping Centre, and Train station. This coveted location offers a chance to embrace a superior suburban lifestyle.

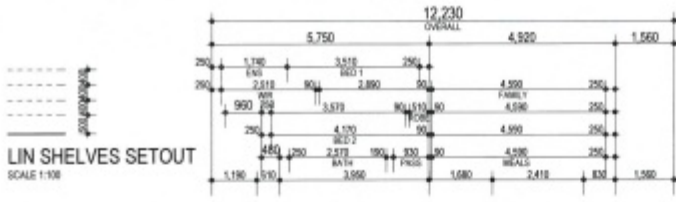
3 BED | 2 BATH | 2 CAR

PRICE:
\$595,000

OPEN FOR INSPECTION:
N/A

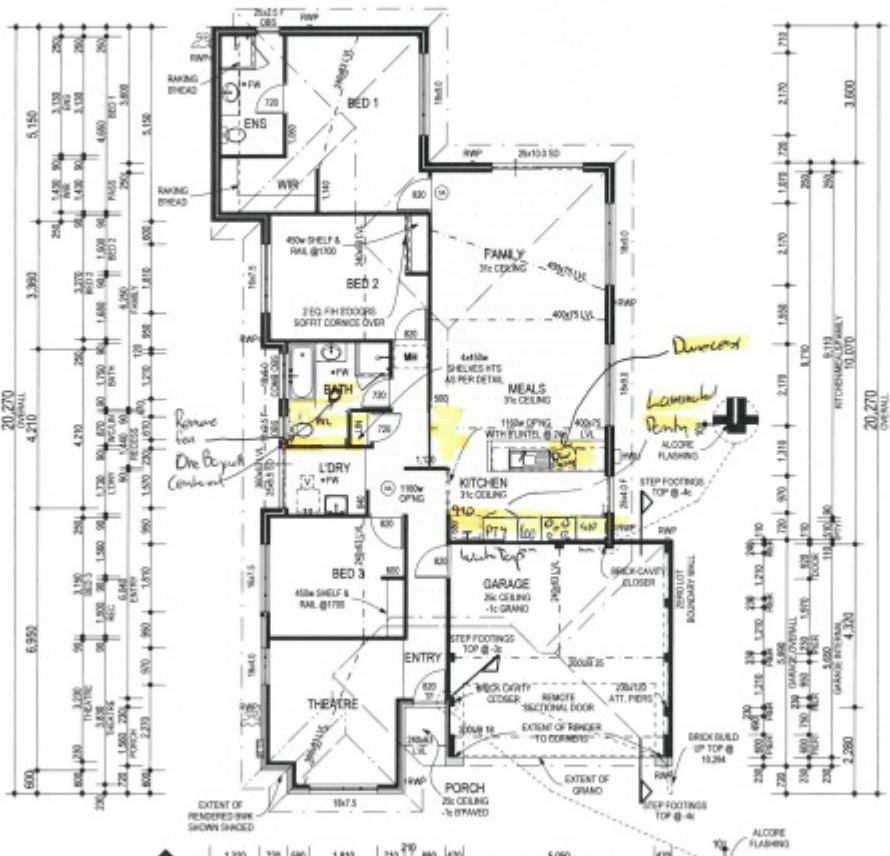


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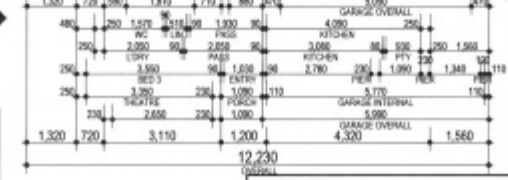
Roof Area (m ² on the flat) 295.54		
AREAS:		
	PERIM. (m)	AREA (m ²)
HOUSE AREA	62.84	148.21
GARAGE	23.96	34.32
PORCH	5.36	1.78
		182.83 #F

PCV



FLOOR PLAN
SCALE 1:100

ENERGY EFFICIENCY CERTIFICATION:
ALL AUSTRALIAN HOMES BASE MODELS ARE ENERGY EFFICIENCY COMPLIANT IN CLIMATE ZONES 13, 12, 14 AS PER 3.13 OF THE CURRENT NCC.
ADDITIONAL COSTS WILL BE INCURRED IF OUTSIDE OF THESE CLIMATE ZONES. ANY CHANGES TO THE BASE MODEL MAY INCUR EXTRA COSTS TO OBTAIN CERTIFICATION.



CLIENT NOTE:
NO FURTHER STRUCTURAL CHANGES WILL APPLY FROM ACCEPTANCE

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA
NOTE:
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

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.