

So nice to come home to.....

Nestled in Jolimont - a tiny, leafy suburb around 5km from the CBD and approximately the same distance to City Beach, you will find this well presented and spacious two level home.

Downstairs features light and airy living and dining spaces with shuttered doors opening onto a lush and private covered terrace.

The adjacent kitchen is ideal for cooking and gathering, well equipped and has a gas cook top.

A good sized laundry and extra toilet together with a small front courtyard are easily accessed from the kitchen.

A carpeted staircase takes you upstairs to the master bedroom with a door directly into the bathroom, creating a "semi ensuite". Two extra bedrooms await. All bedrooms have built in robes and ceiling fans and windows gently framed with plantation shutters.

Inside:

- 3 bedrooms (all with built in robes), 1 bathroom
- Generous living and dining areas
- Central kitchen with lots of cupboards
- Separate laundry adjacent to the kitchen and downstairs "wc"
- Beautiful, crisp white plantation shutters throughout
- Freshly painted
- Reverse cycle split system air conditioning downstairs
- Good storage

Outside:

- Covered and paved entertaining area overlooking pretty gardens
- Small courtyard off the kitchen
- Storage shed

Parking:

- Carport at the front door
- Extra paved car bay

Rates:

City of Subiaco	\$2,419.22
Water Corporation	\$1,364.02
Strata Levies	\$625.00 quarterly

A truly lovely, home close to parklands and the amenities of Subiaco, Wembley and Floreat. Dalglish train station is nearby – Jolimont Primary School and Shenton Secondary College easily accessible AND Lords Recreation Centre is a stone's throw away.

Whether you are looking for a place to call home, or an investment opportunity, this one is dressed to impress!



