

**107A Sixth Avenue, Inglewood, WA 6052**

**House For Sale**

Monday, 6 January 2025

107A Sixth Avenue, Inglewood, WA 6052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 215 m2**

**Type: House**



Honey Badloo

0449508177

## Fixed Date Sale

FIXED DATE SALE - All offers must be submitted by Monday, 20 January 2025, at 5:00 PM, unless sold prior. Discover the perfect blend of luxury, comfort, style, and convenience in this gorgeous 3-bedroom, 2-bathroom street-front home. Nestled in the vibrant heart of Inglewood, this property offers a lifestyle of ease, surrounded by popular cafes, restaurants, major supermarkets and the highly sought-after Mount Lawley Senior High School catchment area. Thoughtfully designed to cater to families, professionals, downsizers and investors alike, this home is packed with features you'll adore. The beautiful kitchen is a chef's dream, featuring stone benchtops, premium Miele appliances, including a dishwasher, gas cooktop, and steam oven, complemented by a sleek double sink and a pantry for added functionality. Nearby, the laundry room, located next to the drying court, provides ample built-in cupboards and a dedicated linen storage area, ensuring practicality. An extra store room adjacent to the kitchen offers versatility, making it ideal for use as a wine cellar or additional storage. On the ground floor, the spacious theatre room provides a private retreat, complete with a door for added seclusion, making it perfect for movie nights or as an extra room for multi-generational living. A conveniently positioned powder room adds comfort and ease for guests. White plantation-style shutters offer a chic, timeless look while providing excellent light control and privacy for any space. Upstairs, the luxurious master suite features a walk-in robe, ducted air conditioning, and abundant natural light, while the ensuite boasts a spa bath and shower for ultimate relaxation. The additional bedrooms are equally inviting, each featuring built-in mirrored wardrobes and ducted air conditioning for year-round comfort. A guest bathroom, located near Bedrooms 2 and 3, includes a shower, basin, and bathtub, offering both luxury and privacy for family members or guests. Outside, the charming front courtyard is easy-care, secure, and designed for low-maintenance relaxation or entertaining. Finally, the double lock-up garage provides ample space with electric operation, offering extra room for bikes, tools, and more.

Features you'll adore :

- 3-bedroom, 2-bathroom home in the heart of Inglewood
- Large remote-controlled double lock-up garage with direct access to the living area
- LED downlights throughout
- Stunning modern kitchen with Miele cooktop, steam oven and dishwasher
- Stone benchtops
- Spacious laundry room
- Linen storage room next to laundry room
- Theatre room
- Marble floor entrance
- Easy-care front courtyard
- Spacious master bedroom - with a walk-in robe and spa bath
- Marble tiles in the en-suite
- White plantation-style shutters
- Linen cupboard upstairs
- 3 toilets
- 2 bathtubs
- 2 showers
- Ducted air-conditioning upstairs
- Security alarm system
- Reverse-cycle air-conditioning on the ground floor
- Survey-Strata title
- Built in 2010

Location Highlights:

- Prime Position: Centrally located in Inglewood, with easy access to local shops, vibrant café strips, and convenient transport options.
- Top-Tier Education: Within the prestigious Mount Lawley Senior High School catchment area, providing excellent educational opportunities.
- Close to the City: Located less than 4 km from Perth CBD, it's just a short drive to the heart of the city - perfect for those working in or enjoying urban living.

Rates and local information:

- Council rates: \$2,367.75 pa
- Water rates: \$1,641.35 pa
- Strata fees: \$550 pq
- Zoning: R40
- Local Authority: City of Stirling
- Primary School Catchment: Inglewood Primary School
- Secondary School Catchment: Mount Lawley Senior High School

107A Sixth Avenue is more than just a house; it's a lifestyle. Perfectly positioned for peace and tranquillity while being moments from the vibrant Beaufort Street, this stunning home offers unmatched convenience. With major supermarkets just metres away, and a short stroll to Maylands Train Station and Beaufort Street bus stops, you'll also enjoy easy access to bars, cafés, restaurants, parks, gyms, and medical facilities. Whether you're a first-time homeowner, downsizing, or looking to invest in prime real estate, this address is more than just a dwelling - it's a haven waiting to be yours. To find out more, contact Honey Badloo of RightMove on 0449 508 177 or at [honeybadloo@rightmovere.com.au](mailto:honeybadloo@rightmovere.com.au)