

# 137A Nicholson Road, Lynwood, WA 6147

## House For Sale

Tuesday, 19 November 2024



137A Nicholson Road, Lynwood, WA 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 343 m2**

**Type: House**



Hasi Kodagoda



Darren Khose

## Expressions of Interest

Due to a change in the owner's circumstances, this home is now a must-sell. Don't miss this fantastic opportunity to secure a property in a rapidly developing area, surrounded by top-quality schools. This is your chance to make it yours! This terrific 3 bedroom 1 bathroom street-front home leaves plenty of scope for your own personal modern touches to be added to it, further enhancing the stylish renovations of yesteryear. A spacious front living room warmly welcomes you inside, flowing seamlessly into the open-plan dining and kitchen area. The kitchen features sleek stone benchtops and stainless-steel appliances, including a range hood, gas cooktop, and under-bench oven. While the dishwasher may need replacing, the setup offers both style and functionality. The larger master bedroom is the standout of the sleeping quarters, complemented by a sleek bathroom with a shower, separate bathtub, and a neighbouring separate toilet. The laundry is also separate and includes a built-in storage cupboard for added convenience. Outside, the yard presents a "blank canvas" ready for your personal touch, while a delightful, covered patio off the house offers a perfect space for year-round entertaining. This suburb has it all! Stroll to beautiful Woodford Park, other nearby reserves, and scenic lakes, or take advantage of the proximity to Bannister Creek Primary School, Ferndale Sports Grounds, St Jude's Catholic Primary School, Al-Ameen College, and the local shopping village. Also close by are Fountain College, Westfield Carousel Shopping Centre, the Canning River Regional Park, Bannister Creek Nature Playground, Lynwood Senior High School, the Whaleback Golf Course, and bus stops just 20 meters away. With easy access to major roads, this home truly defines convenience! Other features include, but are not limited to: • Keyless front-door entry • Wooden floorboards • Built-in wardrobes • Split-system air-conditioning • Downlights • Feature ceiling cornices • Skirting boards • Gas hot-water system • Large single carport • Space for a second car to park out front • Block size - 343sqm (approx.) • Built in 1967 (approx.) • To be SOLD "AS IS" where is basis Distances to (approx.): • Bannister Creek Primary School - 1.0km • Lynwood Village Shopping Centre - 1.1km • Beckenham Train Station - 2.9km • Perth CBD - 14.0km • Perth Airport (T1 & T2) - 14.4km Water rates: \$901.38 p/a (approx.) (01/07/2023 to 30/06/2024) Council rates: \$1821.63 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.