

**16 Newton Street, Mount Helena, WA, 6082**

**House For Sale**

Tuesday, 26 November 2024

16 Newton Street, Mount Helena, WA, 6082

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jonathan Clover  
0862463160

## FOR DEFINITE SALE

All offers presented on or before 6pm Tuesday 17th December.  
(the sellers reserve the right to accept an offer before the end date)

### RATES

Council: \$2623.53

Water: \$282.6

### SCHOOL CATCHMENTS

Mount Helena Primary School (1.3km)

Eastern Hills High School (1.4km)

### FEATURES

#### General

- \* Original Build Year: 1972
- \* Residential Floor Area: 288sqm
- \* Extensive Renovation/Extension
- \* Double Story
- \* Up & Down Master Options
- \* Vinyl Planks/Carpet
- \* Feature Kimberley Stone
- \* Ducted RC AC (Dakin 16kW)
- \* Ducted Vacuum
- \* Built-in Cabinetry

#### Kitchen

- \* Granite Bench-tops
- \* Island Bench (2nd sink)
- \* 6 Burner Gas Stove-top
- \* 900mm Oven (Smeg)
- \* Convection Oven (Smeg)
- \* Dishwasher (Asko)
- \* Plumbed Fridge Recess
- \* Walk-in-Pantry
- \* Appliance Cupboard

#### Alfresco (143sqm)

- \* Pool (Fibreglass/Salt)
- \* 6 Seat Spa
- \* Western Red Timber Lining
- \* Cafe Doors (Double Glazed/Inset Venetians)
- \* Stencilled Concrete
- \* Pond Garden
- \* Storage Seating

#### Shed / Workshop (116sqm)

- \* Double Automatic Doors (3.39m clearance)
- \* Concrete Floor
- \* Powered (3 Phase)
- \* Wall Mounted AC (Lennox)

\* Boiling Water Box

#### Outside

\* Secure Gated Access (Intercom)

\* Bore Water 80+ Ltrs/minute

\* 6 Station Reticulation

\* CCTV (5 cameras Hikvision)

\* Established Vegetable Garden

\* 6kW Solar Panels (Fronius)

\* HWS: Solar (Solarhart 2020)

\* Oversized Double Garage

\* Garage Clearance 2.65m

\* 4500ltr Rain Tank

Fruit Trees: Blood Orange, Cherry, Peach, Bananas, Apple x 2, Apricot, Pear x 2, Mango, Lemon, Mandarin, Orange, Nectarine, Grape Vines

#### LIFESTYLE

600m - Elsie Austin Reserve

700m - Skate Park

1.1km - Deli

1.4km - Pool

1.4km - Home Hardware

1.5km - Tavern