

3/23 Boundary Rd, St James, WA, 6102

Professionals

House For Sale

Sunday, 3 November 2024

3/23 Boundary Rd, St James, WA, 6102

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Dean Nicolo
0893614666

Modern Private Residence

Discover 3/23 Boundary Rd St James, a pristine, contemporary rear property in a quiet group of only three. This home offers the perfect blend of privacy, style, and functionality. The home offers a light and bright interior so you can enjoy the fresh, neutral decor with light benchtops, creating an inviting and modern ambiance throughout. The heart of the home is both functional and spacious, ideal for relaxed living and entertaining. You can notice in the images of the property there is plenty of living space to compliment the bedrooms with a massive living/dining area off the kitchen, a separate living room and an office or activity room where the minor bedrooms are situated.

The original lot was approximately 1,180 square metres and so this allowed the opportunity to develop three generous size homes of which this property is the rear in the group.

Features Include:

The master suite features an ensuite and large built in robe, while the other two bedrooms boast mirrored double door built in robes.

Ducted reverse cycle air conditioning provides perfect climate control, and the home is insulated for added comfort.

Instant gas hot water.

Gas hotplates and electric oven to the kitchen plus a built in pantry.

A shoppers' entrance from the double garage.

Outdoor storeroom under the main roof.

Situated near East Victoria Park in the Town of Victoria Park and in the Millen Primary School catchment area, this property is a short distance from Curtin University, local shops, and easy access to public transport.

This is more than a home; it's a lifestyle choice in a highly desirable area.

Council rates: \$2,326 per year.

Water rates: \$1,213 per year.

Strata fee: Only \$900 per year for common insurance.