

**83 Lawley Crescent, Mount Lawley, WA, 6050**

**MONT**

**House For Sale**

Wednesday, 20 November 2024

83 Lawley Crescent, Mount Lawley, WA, 6050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Dress circle character and charm

This beautifully renovated brick and tile residence, set on one of Mount Lawley's most prestigious streets, offers an exceptional opportunity to secure a charming family home in a prime location. The three-bedroom property blends classic character features with modern upgrades, creating a perfect balance of style, comfort, and convenience.

From the moment you enter, the home impresses with its high 3.3-meter ornate ceilings, polished floorboards, and decorative fireplaces, all reflecting the timeless elegance of its era. Modern touches, including downlights throughout, ducted evaporative cooling, and a new gas fireplace in the lounge room, ensure the home meets the demands of contemporary living. The newly renovated laundry, with direct access to the backyard, adds further practicality.

The spacious layout includes a formal entrance leading to a separate lounge with double French glass doors opening onto a front verandah. The well-appointed kitchen features ample storage, a gas cooktop, and a brand-new Westinghouse oven, while the adjacent meals area flows seamlessly to a private paved courtyard, complete with a patio-perfect for alfresco dining and entertaining.

Accommodation consists of three generously sized bedrooms, all equipped with built-in wardrobes for added convenience. The large bathroom includes a bath, while the separate laundry offers additional functionality with direct access to the rear garden.

The rear garden provides a private, secure oasis with landscaped gardens and newly installed colorbond fencing, offering maximum privacy. A sweeping double driveway leads to a single garage, with extra space for multiple vehicles behind a secure fence and lockable front gate.

Ideally located just moments from Mount Lawley's vibrant Café Strip, local schools, ECU University, and shopping precincts, this home offers the perfect combination of character and modern-day functionality. Set on a 637m<sup>2</sup> green title block, it boasts a flowing layout, fully reticulated bore, and an enviable location close to all amenities.

This is a rare opportunity to enjoy the charm of character living in one of Perth's most desirable suburbs, offering both a timeless appeal and the convenience of a highly sought-after location.