

9 Matlock Street, Mount Hawthorn, WA, 6016



House For Sale

Friday, 15 November 2024

9 Matlock Street, Mount Hawthorn, WA, 6016

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

For Definite Sale

All offers presented ON OR BEFORE Friday, December 6th. (The seller reserves the right to sell prior to the end date).

A beautifully presented 3x2 Mount Hawthorn home, only steps away from Britannia Reserve.

RATES

Council \$2414 (FY 24/25)

Water \$1529 (FY 23/24)

SCHOOL CATCHMENT

Mount Hawthorn Primary School (1.2 km)

Bob Hawke College (3.3 km)

FEATURES

General

- * Build Year: 1938
- * Total Built Area: 203sqm (approx)
- * Residence: 146sqm (approx)
- * Jarrah Floorboards
- * High Ceilings
- * Pendant Lighting
- * Reverse Cycle Ducted Air-conditioning (Samsung)
- * Gas Storage Hot Water System (Rheem)
- * 6.4kW Solar Panels (Jinko)
- * 5kW Inverter (Goodwe)
- * Security System
- * NBN (FTTN - Fibre To The Node)
- * 2 Car Spaces
- * Rear Lane Access

Kitchen

- * 4 Burner Gas Cooktop
- * 600mm Oven (Kleenmaid)
- * Rangehood (Kleenmaid)
- * Dishwasher (Bosch)
- * Cabinetry
- * Stone & Stainless Steel Benchtops
- * Double Sink
- * Filtered Water Tap
- * Glass Splashback

Master Bedroom

- * Built-in Wardrobe
- * Ceiling Fan
- * Ensuite

Bedroom 2, 3

- * Ceiling Fans
- * Built-in Wardrobe (Bed 2)

Lounge

* Fireplace

* Pendant Lighting

Office

* Split System Air-conditioning (Daikin)

* Toilet

Outdoor

* Alfresco Kitchen

* Stainless Steel Benchtops

* Sink

* Gas BBQ (Ziegler & Brown)

* Deck

* Garden Shed

LIFESTYLE

60m - Britannia Reserve

160m - Public Transport

700m - Lake Monger

700m - Cafe Strip

700m - IGA Mount Hawthorn

800m - The Mezz Shopping Centre

900m - Braithwaite Park

1.1 km - Menzies Park

2.2 km - Glendalough Station

4.3 km - Perth CBD