

Under Contract



2, 12 Glenelg Street, Mount Hawthorn



## Lifestyle & Convenience

Look no further than this well-appointed 3-bedroom, 2-bathroom villa situated in a cul-de-sac in desirable Mount Hawthorn. This home offers the perfect blend of functionality and comfort making it an ideal choice for downsizers, investors and professionals alike.

Step inside to find a spacious open-plan living and dining area, filled with natural light. The villa also boasts a separate meals area, conveniently located off the well-appointed kitchen, which features quality appliances and ample storage.

Double glass doors seamlessly connect the indoor living space to a generous undercover outdoor area, perfect for hosting gatherings, enjoying alfresco dining, or simply unwinding in privacy. The thoughtful layout ensures easy flow and functionality throughout the home.

With three generously sized bedrooms, including a master suite with its own ensuite bathroom, and a second bathroom to accommodate family and guests, this villa provides the perfect balance of space and convenience.

Located in the heart of Mount Hawthorn, you'll enjoy being just moments away from trendy cafés, boutique shopping, quality schools, and parks. Commuting is a breeze with easy access to public transport, including nearby bus routes and Glendalough Station. Families will appreciate being within the catchment zones of the esteemed Bob Hawke College and Mount Hawthorn Primary School.

 3  2  1

<b>Price</b>	UNDER OFFER
<b>Property Type</b>	Residential
<b>Property ID</b>	31212
<b>Floor Area</b>	116 m2

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Features;

- 3 bedrooms
- 2 bathrooms
- Well appointed kitchen
- Meal's area
- Living/dining area
- Generous covered alfresco
- Ducted air-conditioning throughout
- Ceiling fans to bedrooms and meals area
- Shed
- Storage room off the patio
- Reticulated easy care gardens

Approximate Distance to;

- 400m- Britannia Road Reserve
- 700m- Menzies Park
- 1.4km- Mount Hawthorn Primary School
- 1.5km- The Mezz Shopping Centre
- 1.5km- Scarborough Beach Road Café & Restaurant precinct
- 1.5km- Lake Monger
- 3.0km- Bob Hawke College
- 4.4km- Perth CBD

Water Rates- \$1,364.39

Council Rates- \$1,800.00

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*