

**12 Swansea Street, Swanbourne, WA 6010**

**DUET**

**House For Sale**

Friday, 3 May 2024

12 Swansea Street, Swanbourne, WA 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Susan James

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## OFFERS

**THE FEATURES YOU WILL LOVE** Families will love this property! Built by Webb & Brown Neaves in 2012, the home is set on a 531sqm green title block in a quiet street on the coveted ocean side of Swanbourne. Combining generously proportioned rooms, wonderful entertaining spaces, good separation and multiple living areas, the home is perfect for busy families. Recently repainted internally, the home has all the features you would expect to find in a modern home – ducted reverse cycle air conditioning, timber floorboards, outdoor kitchen and undercover alfresco, double garage, landscaped reticulated gardens, large activity room, theatre room and a neutral colour palette. Private, spacious and welcoming, this home is everything a busy family needs. **THE LIFESTYLE YOU WILL LIVE** Oceanside Swanbourne - a highly sought after location for anyone leading an active, outdoor lifestyle. From this superb little pocket you can walk the dog at Allen Park, jog up Melon Hill, play tennis at Allen Park Tennis Club, walk to the beach, grab a coffee and a cinnamon scroll from the North Street Store or Kirkwood Deli, let the kids walk to the Swanny Tigers football club or watch a SOAKS rugby game on a lazy Saturday afternoon. Bus and train services are close by. Scotch College and Swanbourne Primary are within walking distance and CCGS, MLC and PLC are a short bike or bus ride away. It is simply one of the best locations in the western suburbs. **THE DETAILS YOU WILL NEED** Council rates: \$4,344.48 per annum Water rates: \$2,371.60 per annum Land area: 531m<sup>2</sup>