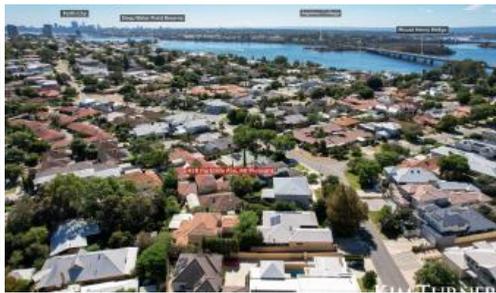




42b Parkside Avenue, Mount Pleasant



## Rossmoyne & Applecross High School Zones Family Home

This delightful home is a real surprise package and has huge appeal.

Tucked away at the rear of a subdivided block it offers privacy and will suit someone looking to downsize to something easier to manage as well as families wanting to be close to prestigious and popular schools, and it puts you in walking distance of parks, a primary school, shops, and the river foreshore.

While it is bound to catch the eye of a homeowner, these features also make it very attractive as an investment.

The home is set on 584sqm that is low maintenance and offers room for pets, kids, entertaining and extra parking.

Inside there are two living zones with parquetry flooring: a formal lounge/dining room and light-filled open-plan living/kitchen area - providing great space for families.

The kitchen is modern with plenty of storage, stainless steel appliances and a great breakfast bar that is ideal for casual meals, friends to sit and chat with you while entertaining, or the kids to share the news of their day while having a snack after school.

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**Price** Mid to High \$800,000

**Property Type** Residential

**Property ID** 119

**Land Area** 584 m2

### Agent Details

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### Office Details

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Sliding doors open to a paved, elevated alfresco area with pitched roof where you can host a range of celebrations and get-togethers. It overlooks the attractive backyard with garden beds, lawn, water feature and a cubbyhouse that kids and grandkids are sure to enjoy.

There are three bedrooms and one bathroom. If you're looking to downsize and don't need all the bedrooms they can be used as a study or hobby/craft/guest rooms instead.

The master has a walk-in robe and semi-en-suite access to the bathroom with bath, shower, vanity unit and separate toilet.

Bedroom 2 has built-in robes and ceiling fan.

At the front of the home there is a carport and adjacent parking space, plus extra room for more vehicles if needed.

The property is minutes from a range of amenities, either by car or on foot, including:

Blue Gum Reserve, Karoonda Reserve and Booragoon Lake  
Mount Henry Bridge Reserve and foreshore  
IGA Mount Pleasant, Bakehouse on Cranford, Café Denada and Riley's Café  
Blue Gum Tennis and Squash Centre and Tingara Netball Club  
Brentwood Primary School

Plus it is in the catchment area for both Rossmoyne Senior High School and Applecross Senior High School. And the location puts you close to Bullcreek train station and the freeway for access to the City or Mandurah and Fremantle via Leach Highway.

With so much to offer, this lovely home is sure to be snapped up quickly so make sure you view it as soon as possible.

#### Inside

Formal lounge/dining room  
Living/kitchen/meals area with split-system airconditioning  
Parquetry flooring in living zones  
Kitchen with breakfast bar, stainless-steel appliances, ample storage including pantry, and fridge recess  
Three bedrooms  
One bathroom with bath, shower, vanity unit and separate toilet  
Master bedroom with walk-in robe, ceiling fan and semi-en-suite access to the bathroom  
Bedroom 2 with built-in robes and ceiling fan  
Bedroom three  
Laundry with built-in storage

#### Outside

Paved, covered alfresco area  
Lawn  
Garden beds  
Water feature  
Cubby house

Garden shed  
Carport  
Second parking space  
Additional room for parking

Estimated current rates: Water \$1288.22 Council \$1953.00 p/a

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