



8A Wren Street, Mount Pleasant



Lifestyle, Location and Lots of Potential

Don't miss your opportunity to own this immaculate home located just 550 meters from the river. Built in the mid-1990s, this four-bedroom, two-bathroom property has been well looked after and loved by its current owners. Providing the lifestyle, conveniences, and comfort you expect from a Mount Pleasant home this address is a must-see before settling for anywhere else!

This property is 'move-in ready' and located close to the CBD, with great schools, parks, shops, and restaurants. It could be your ideal family home or deliver an immediate investment return in this solid rental market. The current rental return is estimated between \$800-850 per week.

On 569sqm of land within the Canning Bridge Structure Plan (CBSP) this survey strata property also represents a great long-term investment. Why would you pay \$1.5M for a similarly sized apartment with strata fees when you could own your own land?

PROPERTY FEATURES

- Multiple living areas inside
- Master bedroom with walk-in robe and ensuite
- Three additional bedrooms, two with built-in robes
- Family bathroom with shower and bath
- Separate second toilet
- Undercover outdoor entertaining with BBQ bayonet

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Price	SOLD
Property Type	Residential
Property ID	13
Land Area	569 m2

Agent Details

Kim Turner - 0423 089 439

Office Details

Kim Turner Real Estate
0423 089 439



- High-end appliances with Miele dishwasher, Miele gas cooktop, and NEFF oven in the kitchen
- Daiken ducted reverse cycle A/C with digitally controllable individual zones
- Beautifully manicured easy-care gardens
- Refurbished and painted roof
- Gas storage hot water system
- Glass bat insulation
- Built-in powered workstation in the garage
- Two sheds for extra storage
- NBN connected with optical fiber to the home

AREA FEATURES

- Applecross High School Catchment zone
- A short walk to an ever-increasing abundance of restaurants and bars like the Raffles and Clancy's.
- Excellent access to public transport
- A few minutes' walk to the river's edge - 550 meters away
- Close to Deepwater Point, Heathcote Reserve, Applecross Tennis Club and the South of Perth Yacht Club, Ardross St Café Strip
- Short commute to the CBD
- A few minutes' drive to Garden City

Even without the development potential of the site, buyers would still trip over one another to live in such a beautiful home in this riverside location

This property is available to view by private appointment or weekend home opens. Please enquire with the exclusive selling agent at Kim Turner for more information.

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