



## Mount Hawthorn, WA

153 Federation Street

**3**  
BED

**2**  
BATH

**0**  
CAR

**paragon**  
PROPERTY

### FABULOUS ON FEDERATION!!

Full of glorious character features and originality, this wonderfully presented 1938 classic home with added full height extension and renovations, is waiting for a new family looking to be part of the much sought after Mount Hawthorn community and its urban, yet suburban lifestyle. A must see home offering versatile floorplan with a fantastic rear yard ideal for pets for children to play!

Located in a 5 star location walking distance to Mount Hawthorn Primary School, the kids can easily stroll down to Menzies Park to play footy for the Cardies or walk the family dog. Only minutes away is the Glendalough train station, the Mezz shopping centre and an abundance of cafes, shops to relax and unwind on weekend/evenings. You'll also find yourself close to the Oxford Street entertainment strip, Dog Swamp shopping centre, Perth Modern and Aranmore School catchments, all within minutes to the Perth CBD.

**\$1,029,000**

**Council Rates:** \$1,831/year (approx)

**Contact:** Theo Kouroulis  
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**Type:** House

**Land:** 565m<sup>2</sup>

<https://paragonproperty.com.au>