



## 64 Fourth Avenue Mount Lawley WA

3  1  4 

This home is the rarest of finds: a period property in a prime Mt Lawley position, ready for its next chapter. This character home is located on tree-lined Fourth Avenue, walking distance from Beaufort Street and close to everything you could possibly need for a relaxed, low-key lifestyle.

Built in 1935, this characterful home has had the same owners for 65 years. It retains so many of its original period features, including the wide front porch, timber architraves, high ceilings and Jarrah floorboards.

Extended in the 1990s, this property now boasts three very large bedrooms and additional living areas, as well as a double garage and fabulous front and rear garden.

Sitting on a big 627 sqm block zoned R30 with right-of-way

**Land Size** : 627 sqm

**View** : <https://www.abelproperty.com.au/8005836>



**Jason Ryan**  
**08 9208 1999**



#### Approximate Areas

Residence: 160m<sup>2</sup>

Garage: 40m<sup>2</sup>

Verandah: 30m<sup>2</sup>

Total Area: 230m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property whilst every effort has been made to ensure the accuracy of this floorplan, all measurements and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thicknesses or roof area under eaves. This plan is for real estate purposes only.



64 Fourth Avenue,  
MOUNT LAWLEY





#### Approximate Areas

Residence: 160m<sup>2</sup>

Garage: 40m<sup>2</sup>

Verandah: 30m<sup>2</sup>

Total Area: 230m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property whilst every effort has been made to ensure the accuracy of this floorplan, all measurements and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thicknesses or roof area under eaves. This plan is for real estate purposes only.



64 Fourth Avenue,  
MOUNT LAWLEY