



**35A Brady Street Mount Hawthorn WA**

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**CURRENTLY TENANTED - FIXED LEASE UNTIL 3RD MARCH 2025 - \$550 PER WEEK.**

Welcome to 35A Brady Street, Mount Hawthorn, where convenience meets comfort. This immaculate single-level front villa on a 297sqm block offers a perfect blend of modern living and easy maintenance, making it an ideal choice for downsizers, small families, or busy professionals.

**Key Features:**

**Light-Filled Living Areas:** Enter through a paved, enclosed courtyard into a light and bright living area that seamlessly flows into the separate dining space.

**Modern Kitchen:** The fabulous kitchen boasts gas cooking, a breakfast bar, ample bench space, and top-of-the-line Bosch appliances, perfect for culinary enthusiasts.

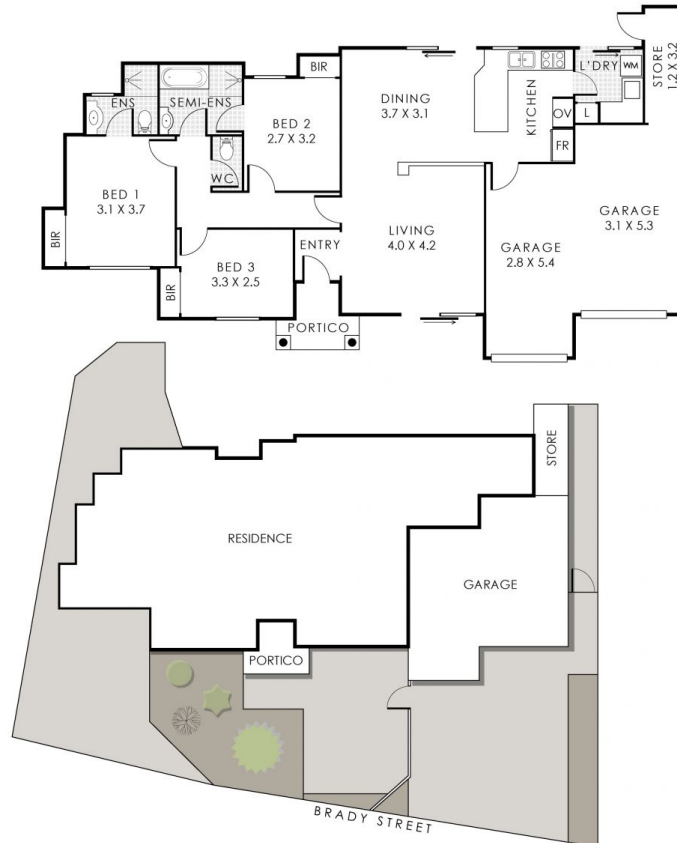
**Price** : \$ 740,000  
**Land Size** : 297 sqm  
**View** : <https://www.abelproperty.com.au/8079057>



**Jenna Abel**  
**08 9208 1999**



**Adrian Abel**  
**08 9208 1999**



### 35A Brady Street, Mount Hawthorn

Residence 105m<sup>2</sup> | Portico 3m<sup>2</sup> | Garage 32m<sup>2</sup> | Store 4m<sup>2</sup>

**Total Area 144m<sup>2</sup> | Total Lot Size 297m<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 floor plan, all measurements, and any other information shown are on approximate inspection only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Citi Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.  
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