



**40 The Boulevard Mount Hawthorn WA**

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Desirable location in one of the most highly sought after streets within Mount Hawthorn is this cherished family home over the year. This 3 bedroom, one bathroom home with jarrah timber floors is set on 469sqm block with Right of way access, is destined for a bright future.

A perfectly positioned quaint home on The Boulevard, very liveable, but provides a blank canvas to create the home of your dreams in the future.

Central to many of this vibrant neighbourhoods best features, which include, extensive parkland at end of street, schools cafes and shops. The Mount Hawthorn Primary School and Aranmore Catholic College are both in walking distance, Braithwaite Park and including Children's playground located at the top of the street - just a short stroll.

**Price** : \$ 862,000  
**Land Size** : 469 sqm  
**View** : <https://www.networkexchange.com.au/sale/wa/northern-suburbs/mount-hawthorn/residential/house/5723462>



**Mimma Notaro**  
**08 9388 3335**