



### 32a Streatley Road Lathlain WA

4 2 3

#### A Showcase of Luxury and Style

This intuitively designed 'one off' executive family residence is perched in leafy Lathlain's desirable, West End! Straddling a 562sqm rear green title block it is accessed via security gates.

#### Features include:

- \* Large kitchen/dining/living room with sky high ceilings and beautiful hardwood black butt flooring (just polished) this space opens via glass bi-fold doors onto an expansive ground floor alfresco entertaining area.
- \* The kitchen is strategically positioned to take in the entire living space and has gorgeous ceaserstone benchtops, an expansive amount of preparation space, breakfast bar and loads of cupboards with pull-out pantry and top of the range

**Building Size** : 346 sqm  
**Land Size** : 562 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/lathlain/residential/house/7936495>



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#### Approximate Areas

##### GROUND FLOOR

Residence:	138m <sup>2</sup>
Garage 1:	41m <sup>2</sup>
Garage 2:	47m <sup>2</sup>
Porch:	23m <sup>2</sup>

##### UPPER FLOOR

Residence:	78m <sup>2</sup>
Balcony:	19m <sup>2</sup>

Total area: 346m<sup>2</sup>

Site area: 562m<sup>2</sup>

These plans have been produced for marketing purposes and are approximate only. They are not suitable for other uses.  
www.cricreative.com.au



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