

### 13B Streatley Road Lathlain WA

4 3 2

Tucked at the rear of the laneway you will find this HUGE retreat-style townhome boasting multiple living areas, four large bedrooms, three bathrooms, study, decked alfresco area with spa and garden in the heart of the community-spirited Lathlain.

Within walking distance of JA Lee Reserve, Lathlain Place Café precinct, Crown Casino Complex, Burswood train station and Optus Stadium - maybe walk to next years Grand Final?

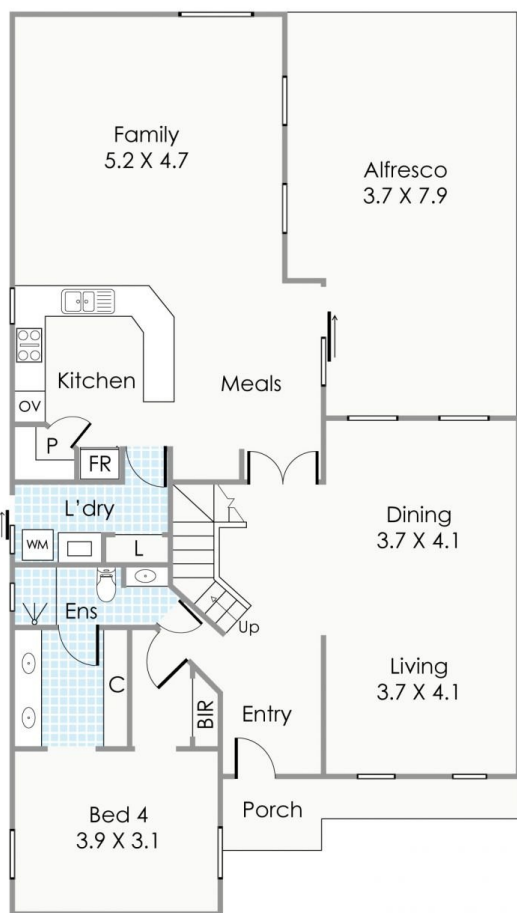
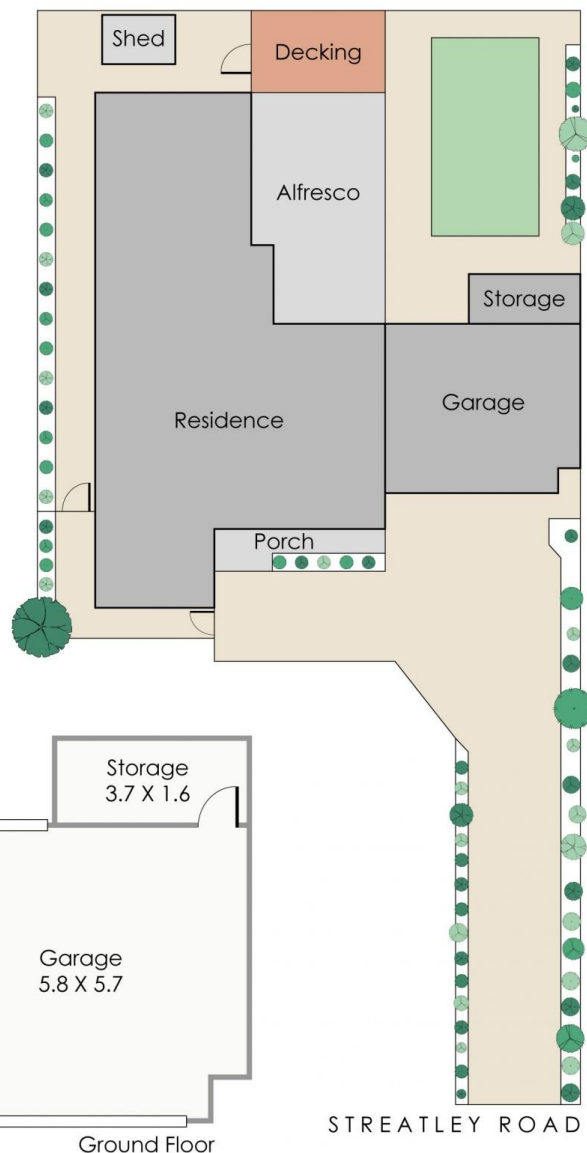
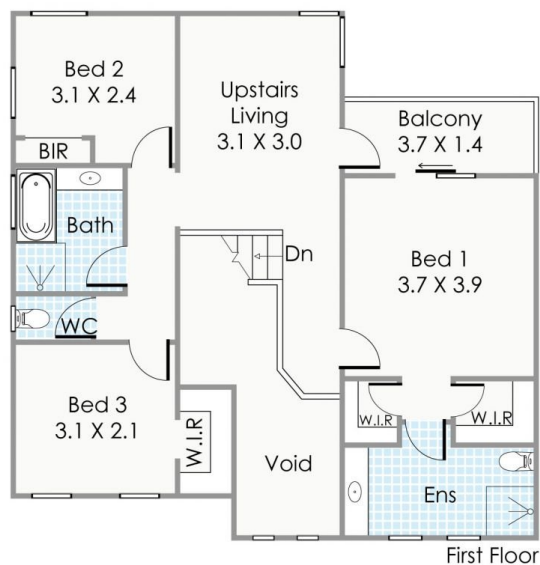
- Set on a generous 595sqm, this home has been designed to optimize space and living. With a total area of 293sqm of LIVING SPACE.

- As you step inside you will be welcomed by a light and bright foyer with double-height void ceilings. Step down into

**Building Size** : 293 sqm  
**Land Size** : 595 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/lathlain/residential/house/7936548>



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#### Approximate Areas

##### GROUND FLOOR

Residence:	121m <sup>2</sup>
Garage:	36m <sup>2</sup>
Alfresco:	33m <sup>2</sup>
Storage:	6m <sup>2</sup>
Porch:	5m <sup>2</sup>

##### FIRST FLOOR

Residence:	87m <sup>2</sup>
Balcony:	5m <sup>2</sup>

Total Area: 293m<sup>2</sup>

Site Area: 595m<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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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