

Sold

187 Anzac Rd, Mount Hawthorn

## Family-Sized Bungalow Brimming with Character

This character-filled 1920s bungalow exudes warmth and charm, which is impossible to recreate in newer builds. Perfect for families with children at nearby Aranmore, Mount Hawthorn Primary and Bold Park Schools, it's also located in the desirable catchment area for Bob Hawke College.

This property presents an exciting opportunity for keen renovators. It features a family-friendly layout, with three downstairs bedrooms, multiple internal living areas and an upstairs 'adult's retreat', added in 2009.

The original dwelling displays classic character features of the era, including soaring ceilings with decorative roses and cornices, jarrah floorboards, door frames and windows, picture rails and ornate architraves. You'll find two north-facing bedrooms, one with a charming fireplace, and a bathroom with tessellated floor tiles before the home opens up to the expansive living and dining zone. The functional kitchen includes plenty of timber cabinetry and stainless steel cooking appliances.

A spacious enclosed sunroom with wall-to-wall French doors and a pitched tin roof will make an ideal activity room for busy families, a yoga studio or an indoor/outdoor entertaining space. It enjoys a picturesque outlook over a tranquil pond and established rear gardens. Nearby is the third bedroom and an indulgent 'spa room'.

The second level provides an adults' sanctuary, comprising a sizeable bedroom, modern ensuite and walk-in robe, and a separate sitting area for reading and relaxing. The jarrah staircase, flooring and windows seamlessly connect the old and newer elements of the home.

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**Price**

SOLD

**Property Type**

Residential

**Property ID**

27849

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

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Additional highlights include convenient rear access to Britannia Road Reserve and the Lake Monger pedestrian bridge, and proximity to Glendalough Station and the shopping and dining meccas of Mount Hawthorn, Subiaco and Leederville. Leave the car at home, enjoy a speedy train commute, or cycle into the CBD or scenic Herdsman Lake and Regional Park.

Contact Hamish Laidlaw from Xceed Real Estate today on 0417 971 528 to register your interest in this superb character home.

Features include:

- 1925 character bungalow
- Generous 514sqm block
- Four bedrooms, 2 bathrooms
- Multiple living areas
- High ceilings, decorative cornices and roses
- 2009 second-storey addition (main bedroom retreat)
- Jarrah floors, doors, staircase, windows
- Large water feature pond
- Single lock-up garage with laneway access
- Paved off-street parking for 2 cars
- Lush, established gardens
- Split system, reverse-cycle air conditioning throughout

Location (approx.distances):

- 140m to Britannia Road Reserve
- 180m to Lake Monger pedestrian bridge
- 660m to Powis Street freeway entries
- 990m to Mount Hawthorn shopping/dining precinct
- 2km to central Leederville
- 1.9km to Glendalough Station
- 870m to Aranmore Catholic Primary School
- 1.3km to Aranmore Catholic College
- 1km to Bold Park Community School
- 1km to Mount Hawthorn Primary School

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*