







UNDER OFFER with Ryan Joseph!!

History, Heart and a Hint of Magic!

For the very first time in its long and love-filled history, this stunning 4 bedroom 2 bathroom character home is ready to welcome a new chapter.

Cherished by three generations of the same family, it's a place where laughter has echoed, milestones have been celebrated and memories have been made for decades — and now it's your turn. Set in a leafy, bird-filled pocket of Mount Lawley that hums with tranquillity, this soulful residence radiates warmth, charm and family spirit in every detail.

It even enjoys the bonus of lockable double side-access gates to drive through and securely store your boat, caravan or trailer at the rear. In fact, the splendid northwest-facing backyard setting has lawn for the kids and pets to play on, room for a future swimming pool, a paved courtyard in the corner for either entertaining or parking, a powered corner garden shed-cum-workshop with a light and a fabulous alfresco deck – your main source of covered entertaining, with handy ramped access down to the yard.

At the front of the property, a huge L-shaped verandah entry deck with a raked ceiling makes an instant first impression and complements ample driveway parking space, preceding the side gates.

Internally, soaring high ceilings, solid Jarrah floorboards, decorative cornices

4 2 1 756m2

Price	SOLD for $2,460,000
Property Type	Residential
Property ID	32408
Land Area	756 m2
Floor Area	221 m2

Agent Details

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and ceiling roses, picture rails, feature light switches and timber frames, doors, windowsills and high skirting boards help preserve the home's original nostalgia.

Gorgeous double French doors off the entrance reveal a huge carpeted formal lounge and sitting room with a ceiling fan, reserved for those special occasions. The bedrooms are carpeted for comfort too, inclusive of a third bedroom with a built-in double-door wardrobe and a massive front fourth bedroom, comprising of a fan, study area, full-height built-in robes/storage cupboards and access to the main family bathroom directly opposite – shower, toilet, vanity and all.

Separate double French doors shut off a spacious open-plan dining and kitchen area with sleek granite bench tops, a breakfast bar, double sinks, a water-filter tap, wooden cabinetry, a walk-in corner pantry, a microwave recess, a Vulcan Dishlex range hood, a Chef gas cooktop, a separate white Whirlpool oven and a white Bosch dishwasher to match.

It all overlooks an expansive and sunken family room with a double linen press and access into a commodious master suite – walk-in robe, ensuite, bubbling corner spa bath, shower, toilet, vanity, heat lamps and all. Also at the rear of the house is a decent second bedroom with a built-in double robe.

A separate third toilet, big walk-in linen press and a light and bright laundry – with storage and a pleasant backyard aspect – make up the rest of an enchanting layout. Double French doors, off the family room, seamlessly connect it to the alfresco deck – and beyond.

Embrace living within easy walking distance of St Paul's Primary School, the Edith Cowan University Mount Lawley Campus (home to the Western Australian Academy of Performing Arts), the local Mount Lawley TAFE, Mount Lawley Senior High School, Mount Lawley Primary School, Perth College and the bustling café, restaurants and bar strips along both Beaufort and Angove Streets.

Hop, skip or jump to the coffee shop on your local corner, with no more than eight minutes separating your front doorstep from the CBD and Northbridge nightlife. Stroll to the Astor Theatre for a variety of cultural programs as well, with the likes of lush local parklands and medical facilities complemented by nearby bus routes for effortless access to the city, the soon-to-be-redeveloped Galleria Shopping Centre and the University of Western Australia alongside our picturesque Swan River at Matilda Bay.

This is the kind of home that makes both heart and lifestyle sense — a timeless treasure in a dream location, where new memories are waiting to be written!

Extra features of the home:
- Bore water reticulation
- Reverse cycle ducted air conditioning and heating throughout
- Gas heating to the lounge
- Alarm system with a person control box in the main bedroom
- Ceiling fans in bedroom 1 and the lounge
- Hot water temperature control module in the ensuite

- Natural Granite benchtops in the kitchen
- 11 foot 6 ceilings in the original house and 10 foot 4 in the new section
- Caravan, boat or car access to the rear of the property

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