

**1/52 Dalkeith Road, Nedlands, WA 6009**

space 

**Sold Townhouse**

Sunday, 20 August 2023

1/52 Dalkeith Road, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Townhouse**



Simon Maynard  
0424337699

## Contact agent

With everything at your fingertips, this beautifully appointed three-bedroom, two-bathroom residence, spread across three floors, is situated in the heart of Nedlands. Nestled within a small complex of only two other similar properties, this spacious home provides a sense of exclusivity and privacy with an appealing resemblance to a private townhouse. With so little maintenance needed, it's ideal as a downsizer or an investment opportunity. This property offers an array of modern amenities and features, including secure electronic gates for access. Two dedicated car bays and a spacious, secure storeroom are conveniently located on the ground floor, ensuring easy storage and safe parking. Moving up to the first floor, you'll find the well-appointed kitchen, laundry area, separate toilet and an inviting living space. The thoughtful design includes patio doors at either end, allowing ample natural light to flood the interior. One set of patio doors leads to a charming balcony, while the other opens to a generous alfresco area for entertaining, which benefits from a north east aspect. On the second floor, you will find three generously sized bedrooms, each thoughtfully equipped with built-in robes for your storage needs and offering the luxury of private balconies. The bathrooms are designed with modern elegance, and storage is ample. The location is exceptionally convenient, offering easy access to a multitude of amenities and services. Positioned within 300m of the Peace Memorial Rose Gardens, two kilometres from Matilda Bay Reserve and with its close proximity to UWA (University of Western Australia) and various schools, it is an ideal residence for students and families alike. Public transport options are readily available, making commuting a breeze. You'll also find an array of shopping facilities, doctor's offices, cinema, and an abundance of restaurants and cafes to satisfy your entertainment and culinary desires. Notably, the upcoming establishment of the Nedlands town centre will further enhance the lifestyle offerings in the area. Features include: • Gated access • Polished floorboards • Reverse cycle air conditioning • Well maintained