

# 1 Melrose Crescent, Menora, WA 6050

## Sold House

Friday, 6 October 2023

1 Melrose Crescent, Menora, WA 6050

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 3

**Area:** 1315 m2

**Type:** House



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**\$1,900,000**

Finance fell through so this beauty is now back on the market. Don't miss out before she goes again! Discover an idyllic blend of mid-century charm and contemporary comfort in this expansive post-war bungalow, set against a backdrop of lush parklands. Stepping through the double entry doors, you are welcomed into a world where space is a given, and every room tells a story. Intricate details like high ceilings, decorative architraves, and Jarrah floors echo the home's rich character. To the left, a spacious office with a wood fireplace provides an optimal work environment with its own access to the front veranda. The formal lounge serves as an elegant retreat, featuring white shutters that grace a classic bay window and another cosy wood fireplace. Separate from the main living area, here you'll enjoy more intimate entertaining or quiet time. Three rooms unfold around a paved courtyard, allowing natural light to pour into the home. Every room is a personalised haven - like bedroom 4 with its quiet study nook, the adjacent study with built-in shelving, and bedroom 2 featuring a private ensuite. The primary bedroom is a parents' sanctuary with a customised walk-in robe, an ensuite bathroom and French doors opening to both the courtyard and rear veranda. Gather the family in the expansive dining and main living area, an inviting space highlighted by statement brass pendant lights and a slow-combustion wood burner. Here, life flows effortlessly to the alfresco, where you can enjoy outdoor entertaining against the backdrop of beautifully manicured gardens. Indulge your culinary pursuits with a solid Jarrah kitchen featuring granite benchtops, a suite of high-end appliances, and a generous walk-in scullery. The granite-topped island stands freely, encouraging casual conversations over wine while you work your mealtime magic. Beyond the warm and inviting interior lies an outdoor utopia for young and young at heart: two limestone and timber loggias and a swimming pool bordered by high hedging and Colorbond fencing for ultimate privacy. With a gate leading directly to the park behind, impromptu picnics or nature walks are always on the agenda. Contemporary amenities like ducted reverse-cycle air conditioning, an internal alarm, and CCTV cameras add a modern touch to this period gem in one of Perth's most desirable inner-city neighbourhoods. Schools like Mount Lawley SHS and Coolbinia Primary, and Edith Cowan University, are a stroll away. Venture down Alexander Drive to find yourself in the CBD, or explore local treasures like Hyde Park, Mount Lawley Golf Club, the plethora of shops and cafes in the Angove Street and Beaufort Street precincts, or the popular Kyilla Farmers Market on a Saturday morning. Features you will love:

- Immaculate 4x3 mid-century elevated character home
- Massive 1,315 sqm block with deep setback
- Rendered masonry and red brick tuckpointing
- 313sqm internal area
- Spacious home office with a separate entrance
- Double carport, plus single lock-up garage
- Jarrah flooring, soaring ceilings, picture rails throughout
- Jarrah internal and external doors with etched glass
- Marble-topped vanities in the bathrooms and laundry
- Decorative cornices and architraves
- Solid Jarrah and granite kitchen with premium appliances
- Spacious bedrooms (two with private ensuites)
- Wood fireplaces in the office and formal lounge
- Reticulated, manicured gardens front and rear
- Ducted reverse-cycle air conditioning
- Internal alarm and CCTV cameras
- Below ground salt water pool
- School catchment - Coolbinia Primary School and Mount Lawley Senior High School
- Short walk to Edith Cowan University
- 3.5km to Perth CBD
- Council rates: \$2865.69pa
- Water rates: \$1749.30pa

Blocks of this size so close to the city are rare, so connect with Chris Pham of Acton Belle Property Mount Lawley on 0448 777 511 or [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) today.