

100 Monash Avenue, Nedlands, WA 6009

WHITEFOX

House For Sale

Friday, 19 April 2024

100 Monash Avenue, Nedlands, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 491 m2

Type: House



David Murray



Jackson Tuttleby
0450078122

THE DEAL: Auction

In the heart of Nedlands, a development opportunity beckons with this 1930's character home, offering RAC3 zoning for potential expansion up to six stories. Visionaries will appreciate the possibility for a mixed-use site, subject to Council and WAPC approval, with commercial premises on the ground floor complemented by residential spaces above. This property isn't just a residence; it's a chance to sculpt the future in a coveted suburb. Beyond its developmental promise, the home itself exudes historical charm, framed by a picturesque white picket fence and verdant surrounds. A welcoming wrap-around porch sets the stage for relaxed mornings, while inside, the legacy of the 1930s is preserved in the Jarrah flooring, high ornate ceilings, and period fireplaces. The kitchen and bathroom, though not the epitome of modernity, have been sympathetically updated to maintain the home's authentic allure. Living spaces are enriched by an extension that melds with the original structure, introducing enhanced functionality without compromising on character. Two spacious bedrooms boast considerable storage, ensuring comfort and convenience. The verdant outdoor area extends the living space, with a sizeable, lush garden and a handy shed for additional storage. Its location seals the deal, nestled amidst the daily conveniences of cafes, restaurants, and the river's tranquility. **SEALS THE DEAL** This Art Deco bungalow, a blend of historical charm and future potential, stands ready for those looking to dwell and develop in a prime suburban setting. It offers a unique opportunity for families and commercially minded buyers alike, poised on the brink of Nedlands' evolution.