

**108 Napier Street, Cottesloe, WA 6011**



**House For Sale**

Friday, 26 January 2024

108 Napier Street, Cottesloe, WA 6011

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



Nick Holt

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## NEW TO MARKET

Fully renovated and extended Californian Bungalow You'll feel right at home here in this fully renovated and extended Californian Bungalow! Set on a generous 708sqm north facing block, there is room for the entire family to enjoy living in the thriving Cottesloe community. Napier Street offers a warm sense of belonging with its connected and community minded neighbourhood. Walk straight down Napier Street to the beach, stroll for a coffee at Napoleon Street, walk the kids to school at North Cott or simply jump on the easily accessible public transport to the City. Set behind a private fence, 108 Napier St has a gorgeous façade with the charm continuing throughout. Classic period features with fluted and deco windows, big wide jarrah floorboards, impressively soaring ceilings and captivating decorative ceilings. Coming through the front door, you'll see first hand the size and scale of the home. The flowing open plan design continues seamlessly to the outdoors and back yard. The kitchen is undoubtedly the social hub of the home with a large phenomenal, honed marble island bench, complete with Vintec wine fridge! There's an entertainer's alfresco which opens from the living area with a seamless connection via bi-fold doors which make the most of the block's northern orientation. The home keeps on giving! After you walk past possibly Cottesloe's best fig tree, you have a huge studio. It's a wonderfully flexible space which could be the home office, teenager's retreat, or even a space for the out-of-town in-laws! This really is a home in which your viewing journey continues to impress the entire way from front to back. It's a special home in a special location. Contact the Agent - Nick Holt - to discover the charm of 108 Napier Street, Cottesloe. Featuring:- 708sqm north facing block- 4 bedrooms- 3 bathrooms- Space for 2 cars- Separate air conditioned studio- Soaring ceilings- Large and spacious rooms- Open plan layout- Seamless flow to the outdoors- Enormous timber-lined alfresco- Stunning fruit trees Rates (approximate): Council Rates: \$3,457 pa Water Rates: \$1,909 pa