

11 Albert Street, South Perth, WA 6151



Sold House

Friday, 1 September 2023

11 Albert Street, South Perth, WA 6151

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 354 m2

Type: House



Diane Sheppard
0894737777



Michael Sheppard
0894737777

\$1,854,000

Why bother with all the hassles of building when you can simply move in and eliminate the stress of that complex construction process? We're delighted to introduce this large executive-style home, (317sqm under roof), built 11 years ago, and meticulously maintained, perfectly positioned in the heart of South Perth. Tasteful neutral tones throughout, and designed to suit the active family lifestyle, requiring minimal garden maintenance and offering spacious living spaces. PLUS, two of the 4 bedrooms are en-suite, offering you options of a main bedroom being downstairs, or upstairs. Located a short walk to Wesley College, South Perth Primary & St Columba's Catholic Primary School, you will be spoiled for choice as to where to send your children, and not have to worry about the crazy morning school runs. Noteworthy Features on the Ground Floor: * Enter through an elegantly crafted large timber front door into an entrance hall * Tasmanian Blackbutt flooring throughout the downstairs area, and stairwell, (excluding bedrooms, which have quality carpeting) * Master bedroom with en-suite (or guest suite) featuring a bath, shower, and private toilet * Laundry room, plus an area outdoors that includes a covered drying section * Separate guest toilet and handbasin * Open-plan kitchen, dining, and living area * The gorgeous kitchen boasts a Caesar Stone benchtop, ample cabinetry, glass splashbacks, a dishwasher, a separate walk-in pantry, a 900m gas cooktop, and an electric oven * Glass-enclosed alfresco zone with bifold doors from the lounge area, extending the entertainment space with a kitchenette, overhead fan, second oven, and sink with additional bifold doors opening to the outside area, which incorporates an easy care garden and water feature * Double garage with remote access and a spacious storage room

Highlights on the First Floor: * Stunning wooden stairwell leading to the first floor * Family lounge area opening onto a north-facing balcony with retractable blinds * 2nd bedroom with walk-in wardrobes and a secluded "study nook, or exercise room for the teenager" * 3rd bedroom with walk-in robes * Family bathroom with shower and handbasin and plenty of under counter storage * Separate toilet area with handbasin * 4th bedroom with an en-suite and spacious walk-in robe

Additional Perks: * Abundant LED downlights throughout the home * Alarm system, plus Crimsafe doors on all entry doors and windows * Intercom access at the front gate * 3 Phase power * Smart wiring throughout * Ducted reverse cycle air conditioning throughout the home * SOLAR ENERGY!! only 3 years old - offering huge savings on your power bills PLUS -with a small cost you can upgrade to have an EV charging point added to the panel to charge your electric vehicle

This family haven is perfectly situated in a prime location of South Perth. A leisurely stroll to Wesley College and a slightly longer walk to South Perth Primary & St Columba Catholic Primary School. After dropping off the kids, take a relaxing walk along Angelo Street cafe strip. Enjoy a coffee and breakfast while exploring the range of renowned eateries. South Perth offers a truly dynamic atmosphere with local shops and enterprises within the South Perth Precinct, offering an unmatched lifestyle. Once you have lived in South Perth, you will never want to leave. Everything you need is right here, doctors, dentists, hairdressers, beauty salons, gyms, Pilates studios, and the new and improved Coles shopping centre are all within easy walking distance from this home, making the need to venture beyond this area almost totally unnecessary! Enhance your experience with an evening or early morning jog or bike ride along the South Perth Foreshore, or a short walk to the bus stop or Ferry ride on the Swan River, which allows you to enrich your life to the fullest! **BUILDING PLAN AVAILABLE ON REQUEST** ADDITIONAL PHOTOS AVAILABLE ON REQUEST

Shire rates: \$3,525.62 PA Water rates: \$1,788.19 PA