

12 Nila Street, Wembley Downs, WA 6019



House For Sale

Sunday, 26 May 2024

12 Nila Street, Wembley Downs, WA 6019

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 713 m²

Type: House



VANGELIS Katsaitis
1300159954

Pre Launch Viewing!

FIRST TIME ON THE MARKET FOR THIS MULTIGENERATIONAL ABODE! 2 FULL SIZE HOUSES UNDER THE SAME ROOF! Live in both - Live in one and rent out the other one - Rent out both and enjoy double rental income! A generous block size having a solid 4 bedroom - 4 bathroom house across Luketina reserve, surrounded by some of the top schools of our state, minutes away from the beach and from the best shopping centres! Securely and privately kept behind the fence and the high trees, this house of character enjoys the privileges of space and privacy. The house and its solid construction - based purely on thick slabs, concrete pillars, and double-bricked walls - bear the signature "built by the owner" and reveal the owner's intention to build a forever-lasting home for the family. Inside, the allocation of space is surprisingly flexible and unexpected, allowing the use of the ground floor and the top floor as two independent residences. On the ground floor, everything is refurbished and modern! Apart from the spacious double garage with the separate store room, all the ground floor flooring is premium grade jarrah! Starting from the study, then we find a king-size guest bedroom with an ensuite bathroom with a spa, and a super-sized master suite with a modern bathroom, designed to accommodate the lifestyle of the young modern family looking for lifestyle and space but also the special needs of the elderly persons, who may even be using a wheelchair. Next to the powder room is an extra-large laundry, having the size of a bedroom (!), and next to it is the highlight of the ground floor: A modern and extremely spacious lounge with a sophisticated open plan, Italian kitchen, overlooking the alfresco. The bright, light colour of the cabinetry blends with the warm wooden tones of the jarrah floors that embrace the area. Premium Miele appliances like an induction cooktop, a built-in coffee machine, a plate warmer, and a dishwasher make this premium kitchen also extremely functional. Italian stone benchtops decorate all the kitchen benches, while the breakfast bar stands out thanks to the stone waterfall and hides delicately the many kitchen cabinets, which are also illuminated. Outdoors, you will find one of the most well-equipped outdoor kitchens! A gas barbeque, a big charcoal rotisserie barbeque, and a woodfire oven for pizzas, or daily cooking even! The outdoor kitchen area is protected by remotely controlled pergola louvers that close and open on demand to protect from the rain or the afternoon sunlight in summer, while the rest of the area is enclosed with a special net to protect from the birds or the leaves while the fresh air can still blow through and cool the residents most naturally. The top floor is a stunning piece of art! Character, quality and class from another era, while all the wooden elements, the floors, the details and everything in that part of the house look as if they have never been used! 3 living areas, a master bedroom with ensuite, and one more with a bathroom next to it. The glory of the jarrah floors continues on the top floor too, while in the kitchen area, the floors are bright white thanks to the premium Italian tiles. Endless space for storage in the massif wooden cabinets and modern appliances make this kitchen extremely functional, on top of its beautiful character and charm. Outdoors, a massive balcony extends the indoor space for summer gatherings and big parties of 40 or more guests. Complete air conditioning (ducted and split systems), a shared bore, and a security system complete the ensemble of this rare home. 12 Nila St., is not just a property. It is Real Estate and the ONLY ONE of its kind in Wembley Downs! If you are looking for the typical "flashy" home, the selection is great, and the options are many. If you are looking though for a piece of real estate of real value and quality in one of the best locations, then ONLY 12 Nila St is for you. IT WILL SELL FAST! SPECIAL FEATURES:- 4 King and Queen size bedrooms, 3 with ensuite bathrooms, and 4 bathrooms in total- Special layout provision for persons with special needs, using a wheelchair, etc. - 2 full-size and fully equipped kitchens and one outdoor kitchen - Miele and Neff appliances with Induction cooktop, built-in espresso coffee machine, plate warmer, 2 dishwashers, and more - 2 Outdoor entertainment areas, at the upstairs balcony and the downstairs alfresco- Plumped gas barbeque, large charcoal barbeque for rotisserie, pizza oven on woodfire, commercial rangehood systems- Ducted vacuum- Daikin reverse cycle air conditioning system on the top floor and split systems on the ground floor- Video intercom- Electric blinds indoors and automatic louvered pergola outdoors SCHOOLS: Churchlands primary school (catchment area) Churchlands Senior High School (catchment area) Hale School Newman College Holly Spirit PARKS - RESERVES Luketina Reserve Bold Park Abbeybrook Reserve Empire Av. Reserve Herdsman Lake RECREATION - SPORTS Wembley Downs Tennis Club Bold Park Aquatic Centre Wembley Golf Course ENTERTAINMENT EVENT cinemas - Innaloo Quarry Amphitheatre CONVENIENCE - LIFESTYLE The Downs shopping centre Floreat Forum shopping centre Innaloo Shopping Centre Karrinyup Shopping Centre IKEACouncil rates: \$3,446.95 p.a. Water rates: \$2,356.87 p.a. (Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent)