

120 Grand Promenade, Bedford, WA 6052



House For Sale

Thursday, 18 April 2024

120 Grand Promenade, Bedford, WA 6052

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 890 m2

Type: House



Natalie Hoyer

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Under Offer

Why jump on bandwagons and copy trends when you could be your cool and interesting self instead? There is no shame in being a little bit quirky. This applies both to people and homes, and if you're a human of the slightly offbeat variety then you've met your match in this 1930s charmer on it's 890sqm R25 lot. While some of it is deserving of minor upgrades (it'd welcome your pick of paint palette and some fresh flooring, for example) the majority of the property is jam-packed with the features and interesting additions that give it its wonderfully eccentric and welcoming feel. Usually, a pool will be the main feature of a property, and while the front yard here has a lovely one that will certainly be used and appreciated, in this instance it is just a small part of what makes this place so special. The backyard is wonderful, with a multi-use studio, arbours and winding paths, and lush gardens that are a haven for birds and other wildlife. Ornamentals are mixed in with edibles and it's a joy to explore the varieties of plants that live here. Inside the house you'll discover so many decorative elements that it's difficult to highlight them all, but notable are the leadlight window and door panes, ornate cornices and ceiling roses, plate rails in the dining room, the sweet built-in kitchenette, and the sleepout that currently functions as an expansion to the kitchen. Attached by a lovely, light-filled hallway is the extension, which accommodates the main bedroom. The interesting floorplan of this house also includes a sitting room that could double as a home office, a couple of other generously sized bedrooms, and plenty of living space. All of it is quite versatile and all of it is yours to arrange to suit your needs both now and in the future. This home is unique and very special, so it makes perfect sense that you must be too. Location-wise, it's hard to believe that this property is situated on Grand Promenade, one of Perth's most iconic suburban streets. The hustle and bustle of it all fades away almost instantly as you make your way up the driveway and are greeted by the pretty vines trailing over the verandah, but that's not to say that living on Grand Prom is a bad thing. Au contraire, it's convenient and fun and interesting, and the proximity to the thriving social scene of Inglewood and Mount Lawley is quite the bonus. Food and bevvvy-based outings are on the cards and within strolling distance from here, with destinations such as Cecchi's, Our Table, and Django's only 550m from your door (albeit in a couple of different directions). Closer still is the local bowls club (500m) where you can join or make a team, play socially, and enjoy an underrated sport. If it's music you crave, you'll be pleased by your proximity to Milk Bar (600m), the Jazz Club (600m), Lyric's (2.7km), and Night Owl (2.7km). See? Being quirky holds plenty of appeal. Whatever your personal brand of quirkiness, you'll find something nearby to cater to it. And you'll find yourself in love with this home, with all its secrets, character, and charm. Ready to be yourself? Hit Natalie up now (call or email). Or rock up to the home open. *****Buyers from \$929,000 are encouraged to come and inspect the property with all offers presented as received on or before the campaign end date of 5:00pm Wednesday the 1st of May 2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 890sqm zoned R25 (subdivision potential subject to all relevant approvals) Build Year: Circa 1936 Council Rates: \$1,748.60 per annum approximately Water Rates: \$1,113.30 per annum approximately