

13 Croydon Street, Nedlands, WA 6009

House For Sale

Monday, 22 April 2024

DUET

13 Croydon Street, Nedlands, WA 6009

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1113 m2

Type: House



Michelle Kerr
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MARKET PREVIEW

THE FEATURES YOU WILL LOVE: There are simply not enough words to describe the space and luxury that this magnificent home offers you and your family. Sitting on an enormous landholding of 1,113sqm, this 'mansion' sized abode offers more than enough space for even the largest of families, with a flexible floorplan which will suit all tastes and requirements. A multitude of living areas, means everyone can have their zone, and for the chefs of the family the kitchen and entertainment areas will have you cooking up a storm for family and friends. Renovated from top to bottom the home includes a spectacular formal area, complete with fireplace and vaulted ceilings. The star of the home is the lush grassed tennis court, ideal to entertain the kids, pets and visitors. A luxurious alfresco, outdoor kitchen and large below ground pool complete the picture. A generous storeroom and bathroom off the secure double carport ensures space for all the toys. **THE LIFESTYLE YOU WILL LIVE:** Long leisurely walks to Kings Park, movies at the Somerville or maybe a quick coffee on Hampden Road. This location is certainly your gateway to an unbeatable lifestyle. Surrounded by the area's best schools, Perth's major hospitals and UWA - you will want for nothing. Couple this with great access to both trains and buses and you will have a ticket to anywhere. However with the freedom to create your own resort on this enormous landholding you may never want to leave. **THE DETAILS YOU WILL NEED:** Council Rates: \$4,358.24 per annum Water Rates: \$2,550.39 per annum Land Area: 1,113m² Build Area: 542m² (inc alfresco, balcony, carport, porch & store)