

13 Melville Street, Cottesloe, WA 6011



House For Sale

Friday, 16 February 2024

13 Melville Street, Cottesloe, WA 6011

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 536 m2

Type: House



Bev Heymans
0893868255

Offers closing 13th March

Offers closing 13th March 2024 (unless sold prior) Perched up high on a very elevated 536sqm green title north facing block, the ocean and valley views are a pleasant surprise. The architectural influence is apparent in the spacious proportions, high ceilings and abundant natural light. The low maintenance gardens, and sparkling swimming pool and spa ensure that time spent outdoors will be about pleasure and not work. Whilst the house is fantastic, the location is an equal draw card. Less than 200 meters from the beautiful Jasper Green Reserve, and with North Cottesloe Primary School, MLC, Christ Church and Scotch College within walking distance, you can leave the car in the garage. The Swanbourne Village shopping and dining precinct is 500 meters away, and if you want to venture further afield the train station is on your doorstep. Features:

- Built over 3 levels to maximise the ocean views
- Open plan living, dining and kitchen opening on to the alfresco and pool area via a wall of bi fold doors
- Spacious kitchen with granite bench tops, ample cupboard space and high functionality
- Formal lounge opening out to the back garden
- Open plan study
- Ground floor bedroom with adjoining bathroom
- Large family living/activity room upstairs with sundrenched balcony
- Master bedroom with excellent robes and ensuite bathroom
- Two additional spacious bedrooms
- Family bathroom
- Oversized one car garage/workshop
- Swimming pool and spa
- Timber ceilings
- Whitewashed expose brick walls
- Split system reverse cycle air-conditioning

Approximate outgoings: Council Rates: \$4,359.57 pa Water Rates: \$2,411.86 pa *Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.