

13 Simper Street, Wembley, WA 6014

Sold House

Thursday, 8 February 2024



13 Simper Street, Wembley, WA 6014

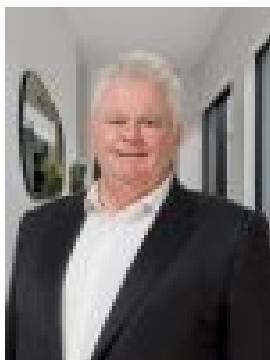
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 501 m2

Type: House



Mark Smith

0892276666

\$1,800,000

Fabulous Location "LAMORAL" is a stunning 1930's Family sized character home located in a quiet Cul de Sac. Arguably one of the best Streets Wembley has to offer, close to the cafes, shopping and restaurants of the Village Precinct. The coveted Wembley Primary School is around a 200 metre walk away. The Residence Built in the early 1930's on granite foundations, which adds to the history of the home, this enchanting property was fully renovated and extended in the 1990's to an extremely high standard with timeless appeal. Whilst boasting high ornate ceilings and bleached jarrah floorboards throughout, which take you back to a bygone era, the improvements still provide all the modern comforts for today's lifestyle. The charming central hallway leads to 3 Large bedrooms, ensuite bathroom with claw foot bath, second Bathroom with cast iron bath and separate shower, Formal living room with open fireplace, there is a home Office perfect for working from or could be used as study/guest bedroom. At the end of the hallway, you are met with a wonderful huge living space perfect for large family gatherings. The adjoining kitchen is also spacious and offers quality appliances. The house is wired for sound via Sonos HiFi to bedrooms and living room and there is R/C air-conditioning throughout. The lovely outdoor area has the appearance of being incorporated into the interior through the use of an expansive window and door system. Completing the interior, you have a large laundry with good storage areas and a bonus large Attic with drop down door and steps for easy access. The outdoor Areas You can look forward to sitting on the front porch with a cup of tea or something stronger and watching the world go by. The garden, lawn and trees are all established and reticulated from mains water. The private rear yard has an automatic retractable awning, water feature pond and outdoor shower. There is plumbing gas and 3 phase power available should you want for a Hot Tub/Spa; a good size brick and iron garden shed provides more storage. The parking has a single carport and room for another vehicle behind. The 501 Square Metre block faces east however has oodles of northern light flowing in and the high ceilings provide plenty of air. The Location Wembley has a family friendly vibe with a relaxed atmosphere despite being close to major centres. Infact Wembley has had in the past, the enviable reputation of being just about 10 minutes to everywhere. Whilst Perth has grown over the years Wembley still remains 10 minutes from the city, the beach, major hospitals, Primary Secondary and Tertiary schooling and is surrounded by parks and recreational facilities as well as major shopping hubs. Freeway access close by connects you with the rest of Perth. The Details The property is For Sale By way of All Offers By 26th February 2024 (Owner reserves the right to sell prior) The Wembley Real Estate Market is humming with demand I suggest registering your interest at your earliest convenience. SCHOOLS NEARBY Wembley Primary School Jolimont Primary School Churchlands Senior High School TITLE PARTICULARS Lot 1 Strata Plan 34188 Volume 2132 Folio 21 ZONING R20 LAND AREA 501 SQM OUTGOINGS Water Rates: \$1,843.50 PA Council Rates: \$2,273.95 PA