

**13 Waddell Road, Palmyra, WA 6157**



**House For Sale**

Friday, 3 November 2023

13 Waddell Road, Palmyra, WA 6157

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1079 m2**

**Type: House**



Lauri Curtain



Nick French  
0407884035

## Auction on Site, 25th November 2023

AUCTION on site 11am on 25th November 2023 Discover a timeless blend of elegance and space in this expansive two-storey character home, majestically perched on a 1,079sqm lot overlooking Palmyra. This family estate is a testament to refined living, offering a harmonious blend of classic charm and modern amenities. From the moment you approach, the home's grandeur is evident. A deep bull-nose veranda wraps gracefully around the front, leading to an exquisite lead-light front door, framed by ornate side panels. As you step inside, polished Jarrah floorboards guide you through a wide central hall adorned with ornate plaster arches, setting the tone for the opulence within. Ideally positioned at the front of the home with an outlook to the garden is the large study, providing the perfect space to work from home and the light filled separate living room, boasting a comfortable and relaxing environment away from the busyness of the open plan living. At the heart of the home, a luxurious central kitchen boasts stone bench tops, a large island, and a premium range cooker. Bifold doors seamlessly connect the kitchen to an enclosed alfresco lounge/dining area, complete with a built-in BBQ, bar fridge, and stone bench top, offering panoramic views across Palmyra to Fremantle, with the iconic red port cranes in the distance. Adjacent to the kitchen, the family room with high raked timber ceilings and a wood burner has an inviting warm and cozy atmosphere. Opposite, a dining alcove comfortably seats six, with larger gatherings effortlessly hosted in the expansive rear alfresco room. The bedrooms are accommodated in a separate wing of the home with the master bedroom discreetly positioned at the front reminiscent of a resort-style retreat, featuring an ensuite and a spacious walk-in robe. Three additional bedrooms, all with built-in robes, share a modern bathroom, a separate toilet, and a convenient laundry with an additional toilet and shower. Descend to the lower level, and you're greeted by a vast family games room, complete with a built-in bar and bifold doors that open to a landscaped garden and pool area. The garden boasts a spacious lawn, a decked sitting area, and a solar heated pool surrounded by glass balustrading, enhancing the sense of space. Within the pool area, a wooden bench runs the length, perfect for spectating family pool games. Completing this family haven is a double lock-up garage at the rear, with a wide driveway providing ample space for boats, caravans, and trailers. The position of this property offers incredible valley views providing amazing sunsets and is within walking distance to Melville Shopping Precinct, Melville Recreation Centre and three great primary school: Our Lady of Fatima, Bicton Primary School and Palmyra Primary School. Key features include :

- Expansive 1079sqm lot with panoramic Fremantle views
- 5 bedrooms, 3 bathrooms, study, and 4 separate living spaces
- Luxurious central kitchen with stone bench tops and premium appliances
- Enclosed alfresco lounge/dining with built-in BBQ
- Resort-style master bedroom with split system air conditioner, ensuite and walk-in robe
- Spacious family games room with built-in bar and direct garden access.
- Ducted reverse cycle air conditioning to the main home.
- 6.6 kW Solar panel system
- Solar heated below ground pool
- Powered workshop and garage
- Council Rates \$3,443 pa (approx)
- Water Rates \$1,920 pa (approx)

AUCTION 11am on 25th November 2023 Deposit - \$80,000 on fall of hammer Settlement - 30 or 60 days The owner reserves the right to accept an offer prior