

**14 Burgess Street, Leederville, WA 6007**

ACTON

**belle**  
PROPERTY

## House For Sale

Saturday, 2 December 2023

14 Burgess Street, Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 317 m2**

**Type: House**



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## UNDER OFFER

Classic cottage, superb location, load and potential. Behind the white picket fence and up the red brick path to the front porch, this 3 bedroom, 1 bathroom family home has to be one of the cutest cottages currently on the market in this area and it's in a fabulous spot just a short walk from the vibrant Leederville café and entertainment strip. The huge rear outdoor entertaining area is a brilliant addition and sits under a sweeping pitched roof to ensure it can be used as an extension of the living space all year round. It's high limestone wall and raised garden beds are a beautiful feature with loads of potential to really enhance this gorgeous space. Throw open the lovely French doors and you're in the light, bright, airy open-plan kitchen, dining and living area. The kitchen and dining have a rich terracotta-coloured, easy-clean tile and the kitchen has loads of cupboard storage. There's a door here through to the bathroom which features a sumptuous corner spa and the same floor tile as the kitchen are beautifully contrasted with white cabinetry. The 3 bedrooms are off the central hall with its charming decorative arch, and all have high ceilings as you expect of a cottage of this era. In addition, all are carpeted in a modern textured floor covering with timber-framed windows inviting in loads of natural light.

Number 14 Burgess is a classic Leederville cottage in a superb location, and you'll enjoy watching the world go by as you sip your Sunday morning coffee on the front porch. It's a home with great 'bones' and is going to really appeal to the home buyer or investor who loves a blank canvas on which to work their magic.

**Main Features**

- Superb location near Oxford Street café and entertainment precinct
- 3 bedroom 1 bathroom with enormous covered rear alfresco entertaining area
- Master suite with built-in robes
- Timber benchtops in kitchen
- Timber framed windows throughout
- Fans in the living spaces and air-conditioning in the bedrooms
- French doors from the alfresco to the dining and from the bathroom to the exterior
- Mature outdoor trees and raised garden beds in rear yard

**Location**

- 470m Oxford Street Café strip
- 454m Leederville Tennis Club
- 237m Leederville Oval
- 277m City of Vincent Library
- 485m Freeway entrance
- 700m Beatty Park Leisure Centre
- 730m Leederville Train Station
- 2.5kms Perth CBD Schools
- 1.2kms West Leederville Primary
- 500m Aranmore Catholic College
- 1.4kms Perth Modern
- 1.7kms Bob Hawke College

**Council Rates : \$1,901.77 pa**  
**Water Rates: \$1,323.79 pa**

**PLEASE NOTE THAT THE PHOTOGRAPHS HAVE BEEN DIGITALLY EDITED FOR MARKETING PURPOSES.**

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