

14 Ord Street, Nedlands, WA 6009

DUET

Sold House

Wednesday, 13 March 2024

14 Ord Street, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



Susan James

0862247860

Contact agent

THE FEATURES YOU WILL LOVE Set on a 696sqm green title block, this fantastic 10 year old family home offers functional family living and modern convenience. Set on one level, it's an ideal home for both young families and downsizers. With a free-flowing floorplan, a wonderful open plan kitchen/family and dining area that seamlessly connects with the alfresco, a superb backyard with plenty of lawn and a large swimming pool, it's a home that ticks all the boxes. Highlights include multiple living areas, built in or walk in robes in all bedrooms, a modern kitchen with plenty of storage and bench space, newly installed ceiling fans, an oversized double garage, a purpose-built attic providing extensive storage, solar panels, ducted reverse cycle air conditioning, ducted vacuum, rainwater tank, grey water system, reticulated gardens and three phase power. The property has been exceptionally well maintained, with the hot water system, grey water system pump and pool pump having been replaced recently. With incredible access to everything this area has to offer, this home is an instant solution to family living with generous storage, parking and living areas as well as good security and privacy.

THE LIFESTYLE YOU WILL LIVE Conveniently located on the northern side of Stirling Hwy, this fabulous family home provides easy access to the Claremont Quarter, Subiaco, West Perth, the CBD, the Nedlands hospital precinct and UWA. It's within the Freshwater Bay, Hollywood Primary and Shenton College catchments and several other premium private schools are nearby. Bus and train services are a short walk away. Other handy conveniences include a very social dog walking park on Carrington Street, Elixir Café, Taylor Road IGA, Common Bakery and Petbarn. Ord Street offers a wonderfully friendly neighbourhood with many long-term residents who will make you feel welcome from the moment you move in.

THE DETAILS YOU WILL NEED Council rates: \$3,598.25 per annum
Water Rates: \$1,989.36 per annum
Land Area: 696m²