

14A Kanimbla Road, Nedlands, WA 6009



House For Sale

Thursday, 8 February 2024

14A Kanimbla Road, Nedlands, WA 6009

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 220 m2

Type: House



Vivien Yap

0865585888

AUCTION ONSITE MARCH 17TH 1PM

AUCTION ONSITE MARCH 17TH 1PM (Unless Sold Prior) In the highly coveted suburb of Nedlands, known for its prestigious lifestyle and proximity to world-class amenities, sits a charming 4-bedroom, 1-bath residence offering far more than just a home. Perhaps the gateway to a life of convenience. Perhaps a perfectly positioned base within minutes of some of the state's finest hospitals and medical facilities. Or even a rare investment foothold into prime University of Western Australia territory. Whichever way you spin it, 14a Kanimbla is an exciting proposition and a strategic property acquisition. As you approach this delightful home, you are immediately struck by its charm and serenity, a refreshing contrast to the bustling urban life just beyond its peaceful streets. Modest in proportion, the house exudes a sense of warmth and history, a welcoming haven amidst its dynamic surroundings. The living space, bathed in natural light from its oversized north facing windows, offers a tranquil retreat from the busy world. It's a space where the simplicity of the design resonates with a sense of calm and comfort, ideal for those moments of quiet contemplation or intimate gatherings with loved ones. Each of the four bedrooms are infused with the same sense of homely charm, offering private spaces for rest, study, or creativity. The bathroom, functional and well-maintained, complements the home with its no-fuss, clean aesthetic. However, the true value of this property lies beyond its walls. Situated in a suburb that is a hub for medical professionals due to its proximity to some of the city's leading hospitals and medical research facilities, the location and walkability is unparalleled. For those in the medical field, the convenience of living minutes away from work is invaluable, offering a work-life balance that will be hard to match. For academics and students, the proximity to the University of Western Australia is a dream come true. Imagine living within a short walk or bike ride from one of the country's most prestigious universities, where education and opportunity await at your doorstep. The intellectual and cultural vibrancy of the university campus enriches the area, infusing it with a unique energy and spirit. The neighbourhood itself is a blend of serene residential streets and vibrant social scenes. Local cafes, bookstores, and boutique shops dot the area, offering delightful escapades on lazy weekends. The beauty of Kings Park and the Swan River are nearby, providing a natural escape where jogging tracks, picnic spots, and breathtaking views become part of your daily life. This property is not just a home; it's a strategic investment in a lifestyle that is highly sought after. It's a chance to be part of a vibrant community, rich in opportunities and experiences. While the home itself holds the charm of yesteryear, its true allure lies in the promise of a life filled with convenience, prestige, and endless possibilities. Boutique retail offerings on the evolving Broadway strip, local feel shopping and dining options at Broadway Fair and Hampden Road precinct along with a selection of food and shopping experiences on Stirling Highway add to the attraction of this hip neighbourhood. The iconic sandstone University of Western Australia and the pristine waters of Matilda Bay are a few hundred metres away, while Perth Childrens Hospital, Hollywood Hospital and Sir Charles Gardner Hospital are only steps from your front door. There is easy access to the major transport corridors of both Stirling Highway, the Fremantle-Perth train line, and the free CAT bus service into the city. At a glance; -Strategic inner western suburbs home with pedestrian access off Kanimbla and vehicle access off the rear laneway -Four-bedroom, one-bathroom and two toilets -Architect designed residence on a low maintenance and secure land holding -Vaulted ceiling with loft bedrooms -Secluded alfresco with pitched roof, outdoor fan, and gorgeous garden beds -Kitchen includes stone tops, five burner gas cooktop, double sink, large, fitted pantry and ample natural light -White rough plaster finish texture to the living room walls with a faux feature fireplace -Flooring is a combination of tiling and composite boards -Double garage off the laneway with extra roof space storage and a remote-control door -Gated private courtyard off the main bedroom -Security screens on some windows -Security screen door to the laundry -Gas storage hot water system -Evaporative air conditioning and split system unit upstairs -Loft bedrooms enjoy fantastic light from pitched wind-out ceiling window and skylight -Great storage throughout including clever attic space storage in upper bedrooms, linen and built in robes in the main bedroom -Gas bayonet in the living room 14a Kanimbla is a superbly located, lock and leave residence in a prime Nedlands position. The suburbs affluence and desirability are only trumped by the sense of community known to Nedlands locals. Flanked by WA's most famous waterway and only a ten-minute drive into Perth CBD, the lifestyle on offer makes 6009 living as good as it gets. To discuss this exciting opportunity further contact Vivien Yap on 0433 258 818. Rates & Local Information: City of Perth Council Rates: \$2,306.70 (2023/24) Water Rates: \$1,222.26 (2022/23) Zoning: R20 Primary School Catchment: Hollywood Primary School Secondary School Catchments: Shenton College DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and

interested parties should place no reliance on it and should make their own independent enquiries.