

15 Woodroyd Street, Mount Lawley, WA 6050



Sold House

Friday, 27 October 2023

15 Woodroyd Street, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1019 m2

Type: House



Danielle Geagea
0433121079

\$1,576,000

Nestled in the heart of Mount Lawley, this federation residence constructed circa 1928, carries with it a rich history of 61 years within the same devoted family. Now, it stands poised and ready for the next exciting chapter in its story. SPOTLIGHT/ Full 1,019 sqm block/ Zoned R12.5/ Federation residence constructed circa 1928 / Owned by the same family for 61 years/ Potential to renovate and extend / New pendant lights / Large brick shed / utility building to rear / Large garden with established trees / Single car garage plus open spaces for parking Boasting an expansive 1,019 sqm parcel of land, this property is a canvas with endless potential, inviting you to infuse your personal touch and consider expansion. All of this is set within a quiet and sought-after leafy street. The home retains its timeless charm, with a traditional central hallway adorned with arch moldings, and ornate ceiling roses that pay homage to its heritage. New pendant lights are featured in the primary bedroom, hallway and living room. Inside, you'll discover two generously sized street-facing bedrooms, a conveniently located study adjacent to the primary bedroom, and a rear sleepout that adds versatility to the living space. The spacious living area features built-in cabinetry and sits opposite the kitchen. In the vintage kitchen, you'll find a meals area, an oven, and a gas cooktop, offering a cozy space to prepare meals and gather. Towards the rear of the house, a dining room and a sleepout provide additional living space, whilst the adjoining bathroom provides a shower and separate bath. The laundry is conveniently located outside, and a second toilet is also accessible for those family members enjoying the rear garden or tinkering in the shed. Step outside, and you'll be greeted by a sprawling rear garden and multipurpose space for the entire family to enjoy. It boasts an expanse of lush grass, mature trees, and a substantial brick shed, perfect for pursuing hobbies. Additionally, there's a single-car garage to accommodate your parking needs and open space in front for two vehicles. 15 Woodroyd Street enjoys an exceptional location, surrounded by an array of amenities and attractions. Just a stone's throw away lies Beaufort Street, a bustling hub filled with popular cafes, restaurants, and boutique shops. Additionally, Mount Lawley Primary, Mount Lawley High School, Edith Cowan University and Perth College are in close proximity, ensuring educational opportunities are easily accessible. For those seeking outdoor activities and green spaces, Hamer Park Reserve is just down the road, offering a welcoming escape into nature. This prime location perfectly balances the convenience of urban living whilst enjoying the benefits of a full 1,019 sqm block, making 15 Woodroyd Street an enviable place to call home. We anticipate strong interest and encourage buyers to act promptly. RATES Council \$1,930.76 pa Water \$1,384.13 pa