

**16 Williams Road, Nedlands, WA 6009**

**DUET**

**Sold House**

Tuesday, 5 September 2023

16 Williams Road, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 455 m2**

**Type: House**



Jake Polce

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## Contact agent

**THE FEATURES YOU WILL LOVE:** Behind a private and secure front fence, sits this original 1930's character bungalow just brimming with potential. With a wealth of unique period charm and an expansive backyard with rear lane access, this beautiful home is just waiting for it's next owner to make their mark. An expansive 455m<sup>2</sup> lot, offering three bedrooms and formal living area, this is the perfect entry level family abode to put down roots or a fantastic investment while you plan for the future. Prime location and endless potential, here lies a unique opportunity to create something special. Why purchase someone else's dream when you can make your own!

**THE LIFESTYLE YOU WILL LIVE:** Positioned on the western side of Hampden Road, this stunning home is located a short walk from the energetic café strip, Hollywood and SCG Hospitals, UWA and Kings Park. Incredible public transport abounds in this vibrant hospital and university precinct. Sip your fresh coffee on the strip in the morning, a long walk through Kings Park in the afternoon and then twilight cinemas at Somerville, what a life!

**THE DETAILS YOU WILL NEED:** Council Rates: \$2,182.76 per annum  
Water Rates: \$1,431.22 per annum  
Land Area: 455m<sup>2</sup>  
Build Area: 137m<sup>2</sup> (inc alfresco & porch)