

17 Arlington Avenue, South Perth, WA 6151

House For Sale

Friday, 19 January 2024

17 Arlington Avenue, South Perth, WA 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 438 m2

Type: House



Luke McRae

0422522462

OFFERS

Indulge in the character of a bygone era and let your imagination run wild with the expansive possibilities that this charming 1929-built 2 bedroom 1 bathroom Federation-style home has to offer, including the option of modifying the existing dwelling to add extra bedrooms, if you are that way inclined. The vibrant Angelo Street food, coffee and shopping precinct and lies just a few minutes away from your front doorstep – easy walking distance in fact, as does the beautiful South Perth foreshore and our picturesque Swan River. Location-wise, you can't go wrong with the perfect position of this enchanting century-old residence that has been re-tuck-pointed (to its front) as recently as only last year. An extension of the house means there is plenty of additional space to work with, crafting your own special story that begins with the warmth and allure of solid wooden floorboards – accentuated by high ceilings with decorative finishes and detailing that help keep the property's original nostalgia firmly intact. An elegant formal lounge room welcomes you inside and flows into a stylish central kitchen that has been modernised over time to include double sinks, a water-filter tap, tiled splashbacks, a range hood, a gas cooktop, a separate oven/grill and a sleek white Ariston dishwasher. Spacious in size, the separate open-plan living and dining area is kept comfortable all year round by its own split-system air-conditioning unit, a gas bayonet for heating and ceiling fan. A huge carpeted master bedroom has a ceiling fan, split-system air-conditioning and ample built-in wardrobe and storage space, whilst the neighbouring second bedroom has split-system air-conditioning and built-in robes of its own. Adjacent to the separate toilet lies a fully-tiled contemporary bathroom that caters for everybody's personal needs in the form of a double shower and separate bathtub, complemented by a second toilet and a stylish granite powder vanity for good measure. Overlooking what is essentially a "blank canvas" of an easy-care backyard is a full-width outdoor alfresco-entertaining area at the rear that is brilliant in its privacy and tranquillity, linked to the casual living space by double French doors. There is enough room for a spa or swimming pool out here, if not a lovely grassed area that the kids and pets will absolutely love. It's completely up to you. Bus stops, sprawling local parks, cafes and restaurants are all nestled nearby, with some public-transport routes even take you directly into the CBD for work. Everything else is within arm's reach too, including the Mends Street Jetty, Perth Zoo, amazing golf courses, exceptional schools (including Wesley College) and so much more. Step into a world where the past meets the future and let your creativity guide you in shaping a home that echoes both your vision and aspirations! Other features include, but are not limited to:

- Delightful full-width entry verandah with feature leadlight front door and panels
- Air-conditioning in the formal lounge room
- Separate laundry with under-bench storage and an internal clothesline
- Down lights
- Feature ceiling cornices
- Tall feature skirting boards
- Classic light switches
- Security doors
- Neat and tidy front-yard lawns
- Low-maintenance gardens
- Rear garden shed
- Pitched double carport

438sqm block Contact Luke McRae for more information, 0422 522 462 Are you ready to #experience remarkable